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FY93 WORK PROGRAM, BUDGET & CAPITAL BUDGET



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FY93 PROGRAM OVERVIEW

The BSA, as the planning and development agency for the City of Boston, works to ensure balanced growth of the commercial, residential, retail, and cultural and public spaces and to ensure the highest quality of development.

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FY93 PROGRAM OVERVIEW

The BRA, as the planning and development agency for the City of Boston, works to ensure balanced growth of the commercial, residential, retail, institutional and public sectors, and a balance between downtown and neighborhood development. The BRA programs are established under the leadership of the Mayor, with the approval of the Board of Directors following extensive community participation and input. Specific policies are developed in the 20 to 30 public BRA Board meetings which are held each year, and the more than 400 meetings a year the BRA holds with community and neighborhood groups.

The City Council created the BRA in 1957, and in 1960 the State Legislature gave it the authority to act as the City's planning agency. By this authority, the BRA was given the responsibility for creating plans which address the City's needs for infrastructure, downtown and community economic development, and a strong residential base. The BRA's major concerns include revitalizing the City's neighborhoods, enlarging the City's economic base, increasing job opportunities for City residents, and providing affordable housing. Evaluating development projects to ensure that they are of appropriate scale and that their negative effects are mitigated is a major responsibility of the agency. The budget for fiscal year 1993 has been developed in light of these goals and responsibilities.

The Program Budget allocates staff and financial resources to achieve these objectives during fiscal year 1993. Particular emphasis in the program overview is placed on the following key objectives:

- Promoting major economic development projects in downtown, on the waterfront, in the Charlestown Navy Yard and the Greater Dudley and Crosstown areas.
- Encouraging expansion of Boston's biomedical research industry, and planning for appropriate institutional expansion.
- Continuing affordable housing production.
- Monitoring the construction of the megaprojects, including the Central Artery/Third Harbor Tunnel and major transportation projects.
- Completing the rezoning and master planning of Boston's neighborhoods and downtown.

BACKGROUND: GROWTH OF THE ECONOMY AND EXPANSION OF THE TAX BASE

Massachusetts has been in a deep recession since 1989. Boston is sharing in the general economic downturn, and must build a foundation for a resumption of economic growth in the coming years.

The management of growth and facilitating economic activity, the primary responsibilities of the BRA, take on even greater significance during periods of economic decline. The BRA must continue to be mindful of tax base expansion as an important element of its mission. Expanding the city's tax base is necessary to provide continuing support for the City as federal cutbacks and reductions in state aid threaten vital services.

As a result, the policy goals of the BRA have been revised in a way which focuses upon the industries in which there will be continued growth during the next five years. A strategy for recovery and growth of the Boston economy is the centerpiece of the FY93 work program of the BRA.

This strategy focuses on:

- Job creation in technology-based industries.
- Development and growth of the institutions of higher education, health services, and medical research.
- Development of new sports and cultural facilities, and the hospitality industry.
- Implementation of large-scale infrastructure investment projects and the City's capital plan.
- Promotion of new businesses and services, including banking and financial services, in communities of color.

Boston's development boom during the 1980s brought real fiscal benefits to the City, allowing it to maintain services to residents. New construction development and related growth allowed the City's budget to grow beyond the confines of Proposition 2 1/2 restrictions. Proposition 2 1/2 required that revenues from the City's existing 1984 property tax base could increase by only 2 1/2 percent per year, far less than the rate of inflation. In "real," non-inflationary dollars, revenues would fall and therefore services would inevitably have been severely reduced. New growth and development was the difference that allowed the city's tax revenues to grow in "real" dollars and provide vital services to Boston residents.

Since 1984, construction development has added over \$105 million to Boston's annual property tax revenue as of fiscal year 1992, and will add even more in this new fiscal year. This cumulative, annually recurring fiscal resource constituted 18.1 percent of the city's FY92 property tax levy last year, up from 13 percent in

FY89 and only 4.1 percent in FY85. In addition, Boston received \$85 million in Building Permit revenues between FY85 and FY92.

The \$105 million earned by new real estate development accomplished between January 1984 and January 1991 is nearly three times the total taxes billed to all single-family homes in the city. It is also more than double the taxes paid by all industrial property in the city. The fiscal dividend of economic development is a major reason that commercial property in Downtown Boston (wards 3 and 5) shouldered more almost 40% of total Boston property taxes in FY92, compared to 27 percent in FY84.

KEY OBJECTIVES

1. Promoting Economic Development Projects in Downtown, The Waterfront and in The Charlestown Navy Yard and The Greater Dudley and Crosstown Areas

The major economic development projects which the BRA promotes, both publicly and privately developed and financed, are the engines which drive economic growth in the City. Working closely with the community and the project proponents to consider the impacts of major development is critical to the success of these efforts. The South Station Technopolis, revitalized Midtown and Downtown Crossing areas, the Custom House Hotel, the Charlestown Navy Yard and Ruggles Center are among the key projects for FY93.

DOWNTOWN

- The revitalized **Prudential Center** will create an important business and retail link between the South End and Back Bay communities. The first part of this multi-phased office, housing and retail development is going forward already. This is a \$70 million renovation of public areas and creation of a high-quality shopping atrium.
- The **South Station Technopolis** will combine medical research space with office development and a parking garage atop the already-refurbished train station and a new MBTA bus terminal.
- **Tufts University Development Corporation** has been designated as the developer of air-rights above South Station to constructed a biomedical research center.
- The **Custom House** and the adjacent Board of Trade Building will be rehabilitated into a single first-class hotel property with 340 total rooms. This project will include the historic rehabilitation of the landmarked exterior and interior portions of the Custom House, as well as the interior of the Board of Trade Building. The two properties will be connected by a new walkway.
- The BRA will help the owners of **Lafayette Mall** to stabilize its retail base, and will pursue a redesign and redevelopment of the mall and hotel complex.

- The new **Boston Garden** will create a multi-purpose sports arena.

Waterfront/Navy Yard

- The Master Plan for the **Charlestown Navy Yard** was approved in FY91, and includes: a biomedical research center totalling up to 1.1 million square feet, for which environmental approvals were received from MEPA, the possible relocation of Spaulding Rehabilitation Hospital which would construct a 340,000 square foot facility, over 300 housing units, and improvements to the water transportation system.
- The building of a new **Federal Courthouse** on Fan Pier in South Boston, combined with a transit line connecting this area to South Station, will open up the South Boston piers for major new development. First will be the World Trade Center's expansion, including a new hotel.

Neighborhoods

Economic growth must also serve the needs of Boston residents, some of whom must travel long distances to shop for food, do their banking, and obtain other basic services. There is an untapped market that can be accessed by businesses establishing themselves in Boston's neighborhoods.

At the same time, Boston residents without a car have trouble reaching the back-office and manufacturing jobs that often located in suburban or exurban areas during the 1970s and 1980s. Companies that return to urban sites will be able to tap a large labor pool, one that can be made attractive to business by improved vocational training programs in the Boston schools.

The advancement of **Ruggles Center**, commitments by area banks to locate and invest in minority neighborhoods, and the potential of the **Boston State Hospital** site make economic development in Boston's neighborhoods feasible and worth pursuing aggressively. Key sites such as Ruggles Center and Boston State will be the focus of the BRA's efforts to revitalize the potential of these neighborhoods.

- The **Registry of Motor Vehicles** has committed to be the major tenant at Ruggles Center. Phase I of the project consists of an office building of approximately 200,000 square feet, a public plaza, and the construction of a parking garage with 860 spaces.
 - The entire Ruggles Center project will be constructed in four phases which include 550,000 square feet of office space, a 200-room hotel, 25,000 square feet of retail space, and parking.
 - A central plaza will be the focal point of the project and will complement the adjacent MBTA Southwest Corridor linear parkland. Ruggles Center, which is adjacent to the MBTA Ruggles subway station, is the neighborhood component of the Parcel to Parcel Linkage I project, and is linked to the Kingston-Bedford site in the Downtown (One Lincoln Street).

- Planning to develop a retail mall and supermarket on Parcel P-3 along the **Southwest Corridor** currently is underway. A supermarket would be a considerable benefit to area residents, who now must travel long distances to reach a supermarket or must shop in expensive small stores with a limited selection.
- The **New Dudley Street Phase II** project is a key component in the economic revitalization of the Dudley Business District. The physical connection of this street with Washington and Ruggles Street, as well as the extension of Shawmut Avenue, will connect the Southwest Corridor to Dudley Square and serve as an economic link between these two areas of revitalization.

2. Encouraging Expansion of Boston's Biomedical Research Industry and Planning for Appropriate Institutional Expansion

Boston is the nation's leading center for health research. The City's medical research institutions received over \$450 million in federal National Institutes of Health grants last year. New projects like **Mediplex Technology Center, the Charlestown Navy Yard Research Center, and the South Station Technopolis** will help this new economy flourish. These key developments will give private firms the opportunity to tap into Boston's research base, by placing private companies side-by-side with some of the world's best scientists and doctors at the institutions.

Boston's medical and educational institutions will substantially enhance their competitiveness and growth capacity over the next several years with a large pipeline of development construction projects. In FY93 the BRA will continue to work closely with the institutions in planning for future growth and expansion.

In just the next 5 years construction of a number of major projects in this and related economic sectors are expected to go forward, representing an investment of nearly \$2 billion. This includes a range of uses such as hospital clinical facilities, research laboratories, university dormitories, classrooms and sports facilities. In addition to this will be spin-off private construction for biotechnology and other companies. In FY93, several major institutional development projects approved by the BRA will be proceeding to construction. They include:

- **Mediplex Technology Center**, the conversion of the former Sears, Roebuck and Company warehouse to offices, R & D labs, and retail space in the Fenway, will fill in the "missing link" in the Emerald Necklace as well as link city neighborhoods and generate new economic activity. A new 300,000 square foot building is now proposed as the first phase of the project, which will include state-of-the-art biomedical research laboratories with ancillary facilities and parking. Later phases of the project will include the renovation of the existing Sears building and a new building of 200,000 square feet.
- **Genzyme**, one of the state's leading biotechnology companies, is currently building its main manufacturing facility at Allston Landing. This would bring

several hundred jobs to the City and capture the first of several manufacturing facilities expected to be established by Massachusetts biotechnology companies over the next few years.

- University Associates has begun construction of the first phase of its **South End Technology Square** (SETSA) project. The \$72 million first phase will include 180,000 square feet of medical research space and parking for 1,000 cars.
- The **Massachusetts General Hospital** In-Patient Tower II project includes the construction of an inpatient care facility comprised of 286,000 square feet of clinical space to complement its recently completed Tower I project. This \$100 million project, currently in construction, will complete \$270 million of development on the MGH central campus over a five-year period.
- The Clinical Support Facility of the **Brigham and Women's Hospital** in construction as the hospital's existing campus will be comprised of a 9-story 234,056 square foot building. In addition, a 34,677 square foot tower lobby and other associated improvements will be constructed to enhance the pedestrian access between this new building and the main facility. Shattuck Street will also be reconstructed as a pedestrian-oriented plaza abutting Brigham and Women's Hospital, Children's Hospital, and the Harvard Medical School.
- A new replacement clinical facility for the **Shriners Burns Institute**. This \$45 million project includes 170,000 square feet of clinical facilities and 30,000 square feet of research labs.

These and other development projects are approved through the BRA's institutional planning process, which provides the BRA and the institutions with an opportunity to review long-term plans for expansion in a process which is responsive to neighborhood needs and concerns.

The BRA will encourage development of the proposed "**Bioscience Line**," a transit line connecting the major medical and scientific research and development centers from the Charlestown Navy Yard, through East Cambridge and past MIT to Boston University, Olmsted Plaza, and the Longwood Medical Area; past Ruggles Center and the South End medical institutions to connect at South Station with the planned transit line to the South Boston Piers. The employment centers in this circumferential loop around the downtown are expected to gain nearly 40,000 jobs over the next 15 years as the biomedical and scientific research, development and manufacturing economies grow. The Bioscience Line will help accommodate this growth by enabling workers to reach their jobs in these centers without driving. By lessening traffic, this will help protect the quality of life in adjacent neighborhoods.

3. Continuing Housing Production and Affordability

Boston's institutional, downtown and neighborhood development projects will not only bring needed property tax revenues to the City of Boston, but make a major

contribution towards the construction of affordable housing and to job training for Boston residents through the **City's Linkage Program**.

Under Linkage, major development projects must pay five dollars in housing linkage and one dollar in job training linkage for every square foot of building over 100,000 square feet. Nearly 50 commercial and institutional projects approved between 1984 and today have contributed over \$46 million to the production of affordable housing and over \$8 million to job training.

The City built nearly 7,000 units of affordable housing between 1984 and 1992, with \$35 million in housing linkage contributing to many of the projects. On BRA land alone, 61 completed housing projects with a total development cost of \$567 million. These projects have a total of 2,530 units, with 1,203 of them affordable to Boston's households.

Although the surge in office building development will not return for several years, Boston is the nation's only city that requires Linkage for institutional projects, which are continuing to go forward. The estimated \$2 billion worth of institutional projects that will go forward in the next 5 years will contribute nearly \$20 million in housing linkage and \$4 million in jobs linkage.

Boston continues to have a critical need for more housing, particularly affordable housing, to meet the demand generated by both old and new residents. The Flynn Administration has placed the production of affordable housing among the City's highest priorities. Consistent with this priority, affordable housing production will continue to be a key objective of the BRA in FY93.

In FY92 the BRA achieved several major milestones in creating affordable housing. These include the following:

- Completed Eagle Hill Development in East Boston.
- Issued an RFP, provided tentative designation, and secured HUD Section 202 award for 47 elderly units in East Boston.
- Approval for a 123 unit nursing home in Allston Brighton.
- Secured tax credits for Building 104, Oak Terrace, and Mei Wah Village.
- Secured a \$2 million Community Development Action Grant (CDAG) for Lowell Square.
- Tentative designation for Boston's Youth Build Center.
- Assisted the Mattapan plane crash victims to secure housing on Itasca Street.
- Secured funding for the Union Neighborhood Assistance Corporation (UNAC) and the Massachusetts Association of Community Development Corporations (MACDC).
- Provided technical assistance to non-profit organizations and minority business enterprises.

Since 1984, utilizing its land and other resources, the BRA has assisted:

- 71 housing projects, representing 3,121 housing units, 1,696 affordable;
- 49 housing projects (1,956 units, 948 affordable), completed and occupied on BRA property;
- 12 housing projects (574 units, 255 affordable), completed and being marketed on BRA property;
- 2 housing projects (154 units, 154 affordable), currently under construction on BRA property.

The BRA continues to dispose of its properties for housing development. This use of BRA property reduces the otherwise significant costs of construction, allowing the development of affordable units throughout the City. The BRA's affordable housing production programs also serve to increase opportunities for minority and community-based development teams. Of the 87 housing development projects designated between 1984 and 1992, 54 (or 63%) involved teams of minority or community-based developers.

Major housing initiatives for FY93 include:

- Begin construction of 105 units of new housing and community facilities at **Oak Terrace and Mei-Wha Street in Chinatown.**
- Start construction of a 46-unit low and moderate income elderly housing development at **Building 104 in the Charlestown Navy Yard.**
- Developing affordable housing at **Lowell Square.**
- Start construction of 47 unit low income elderly housing development in East Boston.
- Develop a single-family program for Boston's residents.
- Work with the mortgage industry to ensure that equal access to mortgage credit opportunities is provided and the credit needs of Boston residents are met.

Completion of the FY93 program will bring to over 3,000 the number of housing units constructed on BRA property since 1984. When the old urban renewal land inventory is fully developed, more than 4,000 units will have been built.

4. Monitoring the Construction of Public Infrastructure Megaprojects and State and Federal Transportation Planning

A very large pipeline of public infrastructure investment going forward in FY93 will increase the City and State economies' capacity to grow, and will generate a flow of jobs and income. Construction of these projects will mediate the conflicts that can arise between encouraging economic development and protecting the City's quality of life. State infrastructure investment and City capital plan projects going on during FY93 include the Central Artery depression and **Third**

Harbor Tunnel, the Boston Harbor clean-up, North Station Garage, Boston City Hospital rebuilding, reconstruction of state roads and bridges, Logan Airport modernization, and public schools and State buildings.

Over the next 10 years, these and related public capital expenditures will total more than \$12 billion, and will modernize and improve the infrastructure of the City and State and its capacity to support and encourage growth.

Transportation investment is vaulting Boston ahead of other cities in terms of accommodating traffic and establishing fast links to its airport. The new tunnel roadway linking downtown and South Boston directly to Logan Airport, coupled with a planned transit extension to South Boston, will open up a new prime location for all kinds of businesses in the South Boston piers and Fort Point Channel area.

Further, the Federal government's recent commitment to a **high speed rail link** from Boston's South Station to New York City and Washington means that midtown Manhattan will be less than three hours away, practically door-to-door. High speed rail will also reduce the demands placed on Logan Airport, thereby improving the quality of life in neighborhoods such as East Boston.

The construction of these projects will provide a needed countercyclical boost to the City's economy. Over the next 10 years, capital projects in Boston are estimated to create nearly 60,000 full-time-equivalent jobs, or an average of 6,000 per year, with a total payroll over the decade of \$2.7 billion in 1991 dollars. The full economic impact, with these wages spent in area stores and service establishments, will be much greater.

Monitoring the Third Harbor Tunnel and Central Artery projects will ensure that infrastructure consequences and environmental impacts have a minimal negative effect on Boston and its neighborhoods. The city's **Central Artery Plan and Zoning** has established guidelines for the creation of a series of new parks and housing and limited development over the proposed artery tunnel. The park plan creates a new image for Boston in the 21st century, and will provide much needed open space for the neighborhoods of the North End and Chinatown, as well as within the waterfront area and Financial District of the downtown.

5. Completing the Rezoning of Boston's Neighborhoods and Downtown

Boston always has been a constantly changing city. Change and growth can improve the economic well-being of Boston but, if not managed well, these forces can threaten the very elements of urban life that residents cherish most. As the City's planning agency, the BRA has primary responsibility to manage the delicate balance between the need for growth and the preservation of neighborhoods and the quality of life in Boston's community. This balance can be achieved by developing zoning regulations, which permit growth while preserving quality of life.

Neighborhood Planning initiatives promote citizen participation in the land use decisions affecting Boston's neighborhoods. The purpose is to enact revised zoning which responds to particular neighborhood needs as articulated by community residents. Of critical importance is the need to protect residential areas. Also important is the need to provide more usable open space, affordable housing, and economic development which will promote employment opportunities for community residents.

In FY93, the BRA will continue its neighborhood-based planning efforts, including:

- Completion of permanent zoning regulations and neighborhood plans to be reviewed by the BRA Board and Zoning Commission, for **East Boston, Jamaica Plain, and West Roxbury**.
- Completion of interim zoning and plans for **Mattapan, and Charlestown**.

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FY93 WORK PROGRAM

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GENERAL COUNSEL

Mission

The Office of the General Counsel provides the Boston Redevelopment Authority with legal advice, represents the BRA in litigation, and is the BRA's counsel in real estate matters. The department also manages outside counsel retained for specialized litigation. The General Counsel plays a major role in conveying land and buildings owned by the BRA, in negotiating and reviewing financing documents for development projects and in supervising the real estate appraisal process.

Functions

- Negotiate, prepare, and review real estate transactions and financing documents for development projects.
- Provide opinions to the Board and staff on legal issues related to development projects, programs, and administrative matters.
- Supervise outside counsel for litigation brought by or against the BRA which requires specialized knowledge; if not supervised by the Director's Office.
- Represent the BRA in litigation matters.
- Negotiate, prepare, review, and amend agreements for Chapter 121A projects.
- Facilitate the transfer to the City of Boston of BRA owned land and buildings for which there are long term City uses.
- Appraise, determine land value and negotiate any parcels to be acquired by the BRA.
- Appraise and determine land value of BRA property for disposition.
- Preparation and/or monitoring of pertinent mortgage foreclosures and/or federal bankruptcy proceedings.

Document and Project Review

Mission

Provide the BRA with legal services to safeguard the BRA's interests and accomplish development projects with the appropriate legal documentation, serving as general counsel to the BRA Board and staff on all personnel matters, including but not limited to affirmative action, contract compliance, procurement, finance, management and development. Establish a value for the disposal of BRA owned property.

Priority 1: Reduce the BRA's land inventory by working with RES to transfer to the City land and buildings for which the City has long term municipal uses and provide contract review services for Administration and Finance.

GEN-A-1-A:

47 Thorndike Street

47 Thorndike Street consists of a three rental unit Section 8 project.

TM Project: 106-155..... 47 Thorndike Street/Cardinal's Rehabilitation
 Supervisor: R. McNeil Attorney: J. Carlson
 Milestones: FY93 Q1: Closing.

GEN-A-1-C:

Roxbury Heritage State Park

Conveyance to Commonwealth/Massachusetts of Roxbury Heritage State Park (documents of conveyance have been prepared and are presently being reviewed by State.

TM Project: 110-103..... Roxbury Heritage State Park
 Supervisor: R. McNeil Attorney: R. Cahill

Priority 2: Preparation of Legal documents in connection with conveyancing of BRA parcels, financing of housing construction, sale of affordable housing units, and regulatory approval (under Boston Zoning Code and M.G.L. c.121A) for residential and commercial development projects and workout plans.

GEN-A-2-A:

Chapter 121A Agreements

Amend 6A Agreements; Intervale-Magnolia; Woodledge; Franklin Park Apartments; Back Bay Manor; Back Bay Restorations; Jamaica Plain Towers; Dudley Neighbors; Fortes House; Immobiliare New England; Lafayette Place; Al-Jordan.

TM Project: 205-103..... 121A
 Supervisor: R. McNeil Attorney: K. Morrison

GEN-A-2-B:

Columbia/Harbor Point

Prepare UDAG documentation for Harbor Point which consists of 884 rental units.

TM Project: 111-004..... Columbia/Harbor Point
 Supervisor: K. Morrison Attorney: J. Carlson

GEN-A-2-C:

CNY Building 36

Prepare UDAG documentation. CNY Building 36 will be an office building to go with the Shipyard Park/Drydock Area.

TM Project: 102-108..... CNY Building 36
Supervisor: K. Morrison Attorney: J. Carlson

GEN-A-2-D:

Douglass Plaza Phase I

Prepare HODAG legal documentation.

TM Project: 106-107..... Parcel 16, Douglass Plaza Phase I
Supervisor: K. Morrison Attorney: J. Carlson

GEN-A-2-I:

Tent City

Prepare CDAG documents.

TM Project: 106-102..... Tent City
Supervisor: K. Morrison Attorney: J. Carlson

GEN-A-2-J:

Chinatown Parcel C

Assist in the development of parking facilities and community service facilities.

TM Project: 104-839..... Chinatown Parcel C
Supervisor: K. Morrison Attorney: R. Cahill
Milestones: FY93 Q1: Awaiting final designation.

Ongoing Functions:

GEN-A-9-A:

Parking

Property to be conveyed to abutters for parking.

TM Project: 117-298..... Abutter/Open Space Disposition
Supervisor: R. McNeil Attorney: R. Cahill

GEN-A-9-C:

Dudley St. Neighborhood Initiative

Provide legal assistance to DSNi regarding its implementation of the development plan for Dudley Triangle.

TM Project: 110-113..... Dudley Neighborhood Initiative
Supervisor: K. Morrison

GEN-A-9-D:

Boylston Building

Prepare workout UDAG documentation. China Trade Center Office Building with retail on bottom floor.

TM Project: 104-657..... Boylston Building
Supervisor: K. Morrison Attorney: J. Carlson

Projects Assigned to Other Departments:

ECD-B-0-C: **Bricklayers Bldg. 104**

Prepare legal documentation for Bricklayers Building 104, which is 40 units of elderly housing.

TM Project: 102-146..... CNY Building 104

Supervisor: K. Morrison

ECD-B-9: **Life Focus Center**

Construction of building for mentally and physically impaired adults and children.

TM Project: 102-216..... Charlestown Parcel P-15

Supervisor: R. McNeil Attorney: R. Cahill

IPD-A-1-C: **Olmsted Plaza**

Prepare legal documentation for Olmsted Plaza (formerly Sears Building in Fenway - CDAG monies).

TM Project: 107-144..... Mediplex

Supervisor: K. Morrison Attorney: J. Carlson

IPD-B-1-D: **Parcels 9 and 10**

Provide legal assistance with regard to the development of Parcels 9 and 10 in coordination with the South End Development Policy Planning Process.

TM Project: 110-009..... Parcels 9 and 10

Supervisor: K. Morrison

NHD-B-0-A: **Mei-Wah Village**

Provide legal services in the development of Chinatown Parcel A Phase 1, 19 units, 100% of which will be affordable. (All phases of Parcel A will consist of approximately 150 units, 60% of which will be affordable.)

TM Project: 104-841..... Chinatown Parcel A

Supervisor: K. Morrison Attornies: J. Carlson, R. Cahill

Milestones: FY93 Q1: Prepare loan agreement and LDA, and Parcel A to be conveyed.

NHD-B-0-E: **Lowell Square**

Provide legal services in the development of 130 affordable housing units Phase 1 at Lowell Square site.

TM Project: 104-204..... Lowell Square

Supervisor: K. Morrison Attorney: J. Carlson

NHD-B-1-A: **Infill**

Prepare necessary legal documentation required for financial workout plans for housing and disposition projects.

TM Project: 110-003..... Infill Housing

Supervisor: K. Morrison Attorney: J. Carlson

Milestones: FY93 Q1: Complete closings for the sale of last two units.

NHD-B-2-B: **Winslow Court**

Prepare UDAG documentation. Winslow Court consists of 24 condo units.

TM Project: 110-022..... Winslow Court Phase I

Supervisor: K. Morrison Attorney: J. Carlson

Milestones: FY92 Q3: Amend Grant Agreement.

Amend Bridge Loan documents.

Sale of remaining units.

FY93 Q4: Close out Grant with HUD.

UDD-A-0-A:

Parcel to Parcel 1

Prepare legal documents for Parcel 18 for office, garage and possibly retail. Prepares legal documents for Kingston/Bedford which will be an office building.

TM Project: 117-302..... Parcel to Parcel 1
 Supervisor: K. Morrison Attorney: J. Carlson
 Milestones: FY92 Q4: Phase 1.

A&F-B-1-B:

Affirmative Action/Minority Business Hiring Requirements

Provide legal assistance to the Contract Compliance Division.

TM Project: 000-200..... Affirmative Action
 Supervisor: K. Morrison Attorney: R. Cahill

Litigation

Mission

Represent the BRA in litigation actions brought by or against the BRA and protect the BRA's interests in these matters.

Priority 1: Settle or dispose of eminent domain and other monetary damage cases.

GEN-B-1-A: **Bouxman**

Bouxman v. BRA, Suffolk Superior Court, CA No. 16713 (*eminent domain*).

TM Project: 205-207..... Bouxman v. BRA

Supervisor: R. McNeil Attorney: J. Mulhern

GEN-B-1-B: **Louise S. Palco et al**

Louise S. Palco et al v. BRA, Suffolk Superior Court, Civil Action No. 637076 (*eminent domain*).

TM Project: 205-224..... Louise S. Palco et al

Supervisor: R. McNeil Attorney: J. Mulhern

Priority 2: Represent the BRA in personal and property damage matters.

GEN-B-2-A: **Stephen Marshall**

Stephen Marshall v. BRA, Suffolk Superior Court CA No. 87-7091 (*personal injury claim*).

TM Project: 205-186..... Stephen Marshall

Supervisor: R. McNeil Attorney: J. Mulhern

GEN-B-2-B: **Simons/Kiley**

BRA v. Simons and Kiley, Suffolk Superior Court, CA No. 89-6626 (*stems from sewer construction suit "Selby"*).

TM Project: 205-243..... Simons and Kiley

Supervisor: R. McNeil Attorney: J. Mulhern

GEN-B-2-C: **Prince Condo Trust**

Prince Condo Trust v. Ann Zyfers et al, Suffolk Superior Court, CA No. 89-6626 (*prohibit use of property*).

TM Project: 205-242..... Prince Condo Trust

Supervisor: R. McNeil Attorney: J. Mulhern

GEN-B-2-D: **Brookins**

Kathryn J. Brookins v. BRA et al, Suffolk Superior Court, CA No. 90-4779-D (*contesting validity of construction*).

TM Project: 205-242..... Kathryn Brookins

Supervisor: R. McNeil Attorney: J. Mulhern

GEN-B-2-E: **Joyce Drew**

Joyce Drew v. City of Boston et al, Boston Municipal Court, CA No. 11460 (*personal injury claim*).

TM Project: 205-243..... Joyce Drew

Supervisor: R. McNeil Attorney: J. Mulhern

GEN-B-2-F:

Legatt-McCall

Legatt-McCall v. Boston Employment Commission Suffolk Superior Court, CA No. 91-2047-D (*impose monetary sanction*).

TM Project: 205-248 Legatt-McCall
Supervisor: R. McNeil Attorney: J. Mulhern

GEN-B-2-G:

Turner Construction

Turner Construction Co. v. BRA et al Suffolk Superior Court, CA No. 91-02040 (*impose monetary sanction*).

TM Project: 205-163 Turner Construction
Supervisor: R. McNeil Attorney: J. Mulhern

GEN-B-2-H:

John C. MacIntyre

John C. MacIntyre v City of Boston, et al, Suffolk Superior Court, Civil Action No. 78832 (*personal injury suit*).

TM Project: 205-231 John C. MacIntyre
Supervisor: R. McNeil Attorney: J. Mulhern

GEN-B-2-I:

Gregory Poole

Gregory Poole v City of Boston et al, Suffolk Superior Court, Civil Action No. 899-0307-B (*personal injury claim*).

TM Project: 205-235 Gregory Poole
Supervisor: R. McNeil Attorney: J. Mulhern

GEN-B-2-J:

Loretta Abrahamson

Loretta Abrahamson v. BRA and Immobiliare New England, Suffolk Superior Court, Civil Action No. 906-6283 (*personal injury claim*).

TM Project: 205-237 Loretta Abrahamson
Supervisor: R. McNeil Attorney: J. Mulhern

GEN-B-2-K:

Charles Anthony Construction

Charles Anthony Construction v. BRA et al, Suffolk Superior Court, Civil Action No. 92-168 (*construction suit*).

TM Project: 205-139 Charles Anthony Construction
Supervisor: R. McNeil Attorney: J. Mulhern

GEN-B-2-L:

Nage

Nage v. Newspaper Company.

TM Project: 205-196 Nage
Supervisor: R. McNeil Attorney: K. Morrison

GEN-B-2-M:

Beatrice DeLopez

Beatrice DeLopez v. BRA.

TM Project: 205-197 Beatrice DeLopez
Supervisor: R. McNeil Attorney: J. Mulhern

GEN-B-2-N:

Dennis Lyons

Dennis Lyons v. BRA.

TM Project: 205-198 Dennis Lyons
Supervisor: R. McNeil Attorney: J. Mulhern

GEN-B-2-O:**Ellen Taylor**Ellen Taylor v. BRA

TM Project: 205-199..... Ellen Taylor
 Supervisor: R. McNeil Attorney: J. Mulhern

GEN-B-2-P:**National Grange Mutual Ins., Co.**National Grange Mutual Ins., Co. v. BRA

TM Project: 205-205..... Nat'l Grange Mutual Ins., Co.
 Supervisor: R. McNeil Attorney: J. Mulhern

GEN-C-4-A:**Small Estate Sales and Hearings**

Certain cases are referred weekly and monthly in several no-fee and fee-based cases necessary to Real Estate Unit. Frequently it is necessary to do legal research on cases and, if necessary, letters and sign necessary. Involves frequent trips to the Registry of Deeds as well as CRA files.

TM Project: 205-220..... Real Estate Division
 Supervisor: P. Young Personnel: J. Conner

GEN-C-4-B:**Disposal Unit Sitefills**

Tracking of debris and debris remaining to be sold. Disposal Unit Committee meetings at which minutes of disposal are discussed.

TM Project: 205-221..... Disposal Unit Sitefills
 Supervisor: P. Young Personnel: J. Conner

GEN-C-4-F:**Approved Land Use Hearings**

Prepares contracts for Real Property appraisals in accordance with Chapter 22B and also in and revised contract for appraisals.

TM Project: 205-222..... Appraisal Services
 Supervisor: P. Young

GEN-C-4-G:**Water Takings**

Working with the MDPW on takings in connection with the CRAA Project.

TM Project: 205-223..... Land Use and Regulatory Commission
 Supervisor: P. Young

Projects Assigned to Other Departments:**SCM-B-2-A:****Parking Units**

In consultation with Executive Director, Real Estate works with Planning Commission, managers of Sargent's Wharf, following the award of contracts of the operation and keeping in touch with any problems that arise. In addition, Real Estate Unit works with the Zoning Board of Appeals and the Air Pollution Control Commission regarding the construction of the parking units & a driveway is planned.

TM Project: 104-415..... Sargent's Wharf
 Supervisor: P. Young

Property Evaluation

Mission

Determine the fair reuse value for the disposal of property.

Ongoing Functions:

GEN-C-9-D:

Real Estate Sales and Research

Current sales are followed weekly and monthly in several periodicals and recorded when necessary in Real Estate files. Frequently it is necessary to do legal research on parcels sold. Both current sales and legal research involve frequent trips to the Registry of Deeds as well as BRA files.

TM Project:000-500..... Real Estate Transfers
Supervisor: P. Twohig Paralegal: J. Conran

GEN-C-9-E:

Disposition Statistics

Tracking of parcels sold and parcels remaining to be sold. Disposition Committee meetings at which methods of disposition are discussed.

TM Project:205-307..... Disposition Statistics
Supervisor: P. Twohig Paralegal: J. Conran

GEN-C-9-F:

Appraiser's Contracts

Prepare contracts for Real Property appraisers in accordance with Chapter 30B and obtain and review proposed fees for parcels.

TM Project:205-195..... Appraiser's Contracts
Supervisor: P. Twohig

GEN-C-9-G:

State Takings

Working with the MDPW on takings in Charlestown in conjunction with the CANA Project.

TM Project:205-502..... Land Use Law Research and Consultation
Supervisor: P. Twohig

Projects Assigned to Other Departments:

ECD-B-2-A:

Parking Lots

In conjunction with Executive Director, Real Estate works with Fitz-Inn Corporation, managers of Sargent's Wharf, following the trend of receipts of the operation and keeping in touch with any problems that arise. In addition, Real Estate files appeals with the Zoning Board of Appeals and the Air Pollution Control Commission regarding the continued operation of the parking lot until a developer is chosen.

TM Project:104-410..... Sargent's Wharf
Supervisor: P. Twohig

RES-B-1-B:**Property Valuation**

Waterfront, South End, South Cove, Charlestown, Washington Park, Kittredge Square, School-Franklin, Boston Crossing, and the Hinge Block Areas.

Projects Include: 24 LaGrange Street/Hinge Block; Kingston/Bedford Project; CNY Building 104; School Franklin - A-6, 33 Arch St. (CBD); R-32, 69 Russell Street; P-16, 34-38 Walker Street; R-87B, 53-77 Tremont Street; P-16A-4, 2 Auburn Terrace, Charlestown; R-1, 27-27 Fernboro Street (Brunswick-King); L-16, 32 Homestead Street; G-4, Walnut ark / Westminster Avenue, Washington Park; 6R Lander Road, Mattapan (Infill); Back Bay Restoration, 148 & 298 Commonwealth Avenue and 199 & 238 Marlborough Street; 87 Jersey Street (miscellaneous); Parcel 6, First Avenue; Parcel 7, 16th Street near Second Avenue, CNY; P-16A-5, 1 Avery Place; P-16A-6, R. 109 Russell Street; P-16A-7, R. 107 Russell Street; B-3, 269-293 Commercial Street (Waterfront); S-20, Holworthy/Hollander Streets; P-1, 16 Rockland Street; L-11, 2 Wakullah/42 Rockland Streets; R-24, 19 Wakullah Street, Washington Park; 52 Elmont Street, Dorchester; 626 Warren Street, Dorchester 29 Woodrow Avenue/13 Tucker Street, Dorchester (Infill); Boston Crossing (CBD); R-8B, 26-30 No. Mead Street; R-107, 253-261 Main Street (Charlestown); Area "E" West End; South Cove P1, R-2 and Posner Building; South Station Air-Rights; R-107 Charlestown; South End Parcels 55, 55A and 55D; Parcel R-10A, R-13 and RC-6.

TM Project:117-702..... Property Disposition

Supervisor:P. Twohig

Functions

- Provide analysis and information on trends and prospects for the economy and population of Boston, neighborhood, the office market prospects and for the "new economy"; analyze economy for growth of the state and metro region economies; analyze prospects for public investment, private development and financing; analyze national policy choices for quality of life and competitiveness.
- Research Boston's housing needs, market conditions, and neighborhood development potential to provide the demographic, housing, and market analysis necessary to formulate long-term planning objectives. Topics include affordable housing needs and prospects for the nation's large cities, neighborhood based land use information systems.
- Respond to public requests, prepare estimates, demographic and related analysis for neighborhood planning purposes.
- Publish economic reports, books and journals; hold conferences on planning and development issues; develop computer network for economic information.
- Enhance our on-line library in support of the Boston Redevelopment Authority's planning and development role.
- Develop spatial analysis and display of demographics, housing, and economic base geographies; develop use of our econometric model of the metro-region economy to analyze development policy impacts.
- Develop and recommend policy ideas.
- Respond to requests from the Director's office.

POLICY DEVELOPMENT AND RESEARCH

Mission

The Policy Development and Research Department conducts research and analysis on Boston's economy to provide the basis for policy recommendations on planning and development matters. The department collects, creates, analyzes and provides information and projections on economic, demographic and market trends.

The areas of research include trends and projections in population, employment, office and hotel, services and the "new economy"; the housing market; private development and public investment; fiscal, health, education, land use, neighborhoods; developments in Boston and elsewhere that bear on Boston's economy and social well-being.

Functions

- Provide analytic information on trends and prospects for the economy and population of Boston, neighborhoods, the office market prospects and for the "new economy"; analyze strategy for growth of the state and metro region economies; analyze prospects for public investment, private development and financing; analyze national policy choices for quality of life and competitiveness.
- Research Boston's housing needs, market conditions, and neighborhood development potential to provide the demographic, housing, and market analyses necessary to formulate long-term planning objectives. Topics include: affordable housing trends and prospects for the nation's large cities; neighborhood based land use information systems.
- Respond to public requests, prepare economic, demographic and related analysis for neighborhood planning purposes.
- Publish economic reports, books and journals; hold conferences on planning and development issues; develop computer network for socio-economic information.
- Enhance our first class library in support of the Boston Redevelopment Authority's planning and development role.
- Develop spatial analysis and display of demographics, housing, and economic base geographies; develop use of our econometric model of the metro-region economy to analyze development policy impacts.
- Develop and recommend policy ideas.
- Respond to requests from the Director's office.

Demographic and Economic Research

Mission

Survey, research, analyze, and report on City of Boston population, neighborhood, attitudinal and socioeconomic trends. Recommend policy alternatives to address the needs of the people of Boston and to promote the development of affordable housing. Provide information to the public on the Boston Redevelopment Authority's activities and make available the Department's demographic and economic research through a publications program. Organize urban policy and planning conferences. Maintain the library for use by the public and staff.

Conduct analytic research on Boston's economy, including its future prospects and potential, and recommend policy alternatives that foster economic growth; identify public sector roles, assess national policy choices, monitor development, advance use of modeling, econometrics, digital mapping, for economic research and analysis, and inter-industry relations.

Key Projects: Projects which critically contribute to the achievement of essential City and BRA objectives.

PDR-A-0-A:

Economic Trends

Review and report on current status of the Boston economy including trends in employment, unemployment, productivity, income and related data.

TM Project:202-600..... Economic Analysis-Boston Economy
 Supervisor: G. Perkins Manager: B. Azad
 Milestones: FY93 Q1: Ongoing economic indicators. economy report.

PDR-A-0-B:

Office Market

Monitor and project the Office Market, Class A & Non-Class A, Boston and Metro Region and respond to special reports for analysis.

TM Project:202-300..... Office Industry Market
 Supervisor: G. Perkins Manager: B. Amatruda
 Milestones FY93 Q1: Complete 3rd quarter 1992 report.

PDR-A-0-C:

1990 Census Data

Arrange, with U.S. Census bureau, the publication of 1990 Census information, by desired geographies; publish population estimate updates.

TM Project:202-200..... Census
 Supervisor: G. Perkins Researchers: M. Johnson/R. Goetze
 Milestones: FY93 Q1: Analyze STF 3 data for Boston's neighborhoods.

Priority 1: Survey, Analyze, and project trends in the Boston economy and the market for key economic sectors, Boston, Metro-Region and State.

PDR-A-1-A:

Employment Trends

Analyze and report on trends in employment, by industry for 1969-1990 B.E.A. series. Analyze and report on city and neighborhood business patterns, by Zip Code area, 1989, 1987, 1985, 1983, 1981.

TM Project:202-250..... Employment Update/Neighborhood Business Patterns

Supervisor:G. Perkins

Manager: B. Azad

Milestones: FY93 Q1:

Draft report and table with employment data for full-year 1991.

PDR-A-1-B:

Retail Trade

Survey and develop database for the analysis and projection of retail trade, identifying retail zones downtown and in neighborhoods, composition of retail activity, information on employment, sales, sales per square foot.

TM Project:202-350..... Retail Trade

Supervisor: G. Perkins

Manager: B. Amatruda

PDR-A-1-C:

Hotel and Tourism Market

Follow trends in Boston's Hotel, Tourism, and Convention Market regarding economic activity and market growth potential.

TM Project:202-620..... Hotel & Tourism Market

Supervisor: G. Perkins

Manager: B. Amatruda

Priority 2: Monitor the housing market, survey housing needs and publish reports.

PDR-A-2-A:

Housing Market

Analyze, project and report on trends in the housing market including housing production, condominiums, vacancy rates, rent trends.

TM Project:202-530..... Housing Market and Feasibility)

Supervisor: G. Perkins

Manager: R. Goetze

PDR-A-2-B:

Housing Database

Develop a complete city-wide, block level, housing database, by nine property classifications, suitable for tallying by various geographies (planning districts, wards, special districts, etc.), and tracking inventory changes over time.

TM Project:202-502..... Housing Database

Supervisor:J. Avault

Manager: R. Goetze

Milestones: FY93 Q1:

Have data base up and running.

Priority 3: Provide information and analyses for neighborhood planning and NPZ department.

PDR-A-3-A:

Neighborhood Profiles

Research Boston's neighborhood development; publish updated neighborhood profiles on an on-call basis for NHD, UDD and NPZ

TM Project:202-550..... Neighborhood Analysis & Projection

202-535.....Neighborhood Analysis & Inspection
202-540.....Neighborhood Planning Monographs

Supervisor:, G. Perkins

Researchers:.... R. Goetze/M. Johnson

Milestones: FY93 Q2:

Complete 16 neighborhood profiles.

Priority 4: Public Sector Roles in Development planning, Boston and Massachusetts.

PDR-A-4-A: Educational & Occupational Needs

Work with multi-agency task force to identify occupational training requirements of future growth industries. Develop education and job training guidelines, in line with future occupational needs.

TM Project: 202-099 Educational & Occupational Needs
Supervisor:J. Avault Manager: M. Johnson

Ongoing Functions:

PDR-A-9-A: Infrastructure, Environmental and Capacity-Based Planning

Report on and project potential for public infrastructure investment, and its direct and indirect impact. Monitor megaprojects and other facilities, transportation and environmental projects or on a call basis.

TM Project:202-119..... Infrastructure Investment
Supervisor: G. Perkins Manager: M. Johnson

PDR-A-9-B: Fiscal Policy Alternatives

Analyze fiscal policy alternatives and prospects for revenue growth and expenditure choices or on a call basis.

TM Project:202-650..... Fiscal Policy Alternative
Supervisor:J. Avault Manager: J. Avault

PDR-A-9-C: MIT - Econometrics

Collaborative with MIT in developing the use of econometrics, inter-industry relations, digital mapping, for analyses and projections, Boston, Metro-Region and State with R.E.M.I. Model.

TM Project:202-604..... MIT - Econometrics
Supervisor: B. Azad

PDR-A-9-D: Economic Impact Analysis of Projects

Use analytic tools to study the impact of development projects, and policy changes, on employment, income and tax revenue yields; examine impact of conversion of defense related industry.

TM Project:202-603..... Economic Impact Analysis
Supervisor:J. Avault Managers:..... M. Johnson/G. Perkins

PDR-A-9-E: Institutional/Medical/New Technology Potential

Monitor, analyze, and project the potential for institutional expansion, biomedical research, industry growth and high technology potential.

TM Project:202-115..... New Technology Potential
Supervisor:J. Avault Manager: M. Johnson
Milestones: FY93 Q1: Crosstown land use analysis.

PDR-A-9-F: Spatial Analysis

Develop spatial analysis and display of demographics, housing, land use, neighborhood planning, and economic base geographies; collaborate with engineering and design services department in geographic information models and computer graphics.

TM Project:202-116..... Spatial Analysis
Supervisor:J. Avault Researchers: B. Azad / D. Schleifer
Milestones: FY93 Q1: Research report on land use in the city for wards and precinct.

Public Information

Mission

To organize conferences, publish reports, operate the BRA Library and Archives and to make research materials accessible to the public. To further research activities through these services.

Ongoing Functions:

PDR-B-9-A:

Publications & Editing

Edit and advance reports of the department to completion for addition to publications list.

TM Project:202-740..... Publish Research Reports
Supervisor: G. Perkins Manager: M. Abelson

PDR-B-9-C:

Seminars

Conduct seminars on the Boston & Mass. economy, demographics, housing, and other topics for other departments and visitor groups.

TM Project:202-098..... Seminars
Supervisor: G. Perkins Manager: R. Bolling

PDR-B-9-D:

BRA Library Operations

Manage, expand and upgrade library operations; upgrade Research Department Library; manage use of comprehensive slide collection.

TM Project:000-350..... Library
Supervisor: G. Perkins Manager: M. Strickland

ECONOMIC DEVELOPMENT

Mission

Encourage, review and facilitate the development of projects and disposition of remaining BRA parcels in the downtown, Midtown Cultural District and Chinatown, as well as on the harbor and in waterfront neighborhoods, including the Charlestown Navy Yard, the Fan Pier and Fort Point district.

Functions

- Maximize the provision of public benefits and amenities such as public access to the waterfront and Harborwalk along the water's edge, plus the continuing improvement of water transportation infrastructure.
- Working within the established guidelines of district plans, review and analyze commercial, cultural, retail and housing projects in accordance with Article 31.
- Conduct environmental review and analysis.
- Undertake project management of all projects in the Midtown Cultural District and Chinatown.
- Manage complex major projects such as the New Boston Garden Arena development and the domed stadium feasibility study.
- Prepare and implement the BRA Annual Capital Plan.
- Review development proposals and access plans for significant infrastructure impacts.

Downtown Development

Mission

Manage development review process pursuant to Article 31 for development proposals, giving particular emphasis to major capital investment projects which promote growth in new economic sectors and the Midtown Cultural District. Manage, or assist other departments in managing, the disposition of selected publicly-owned parcels to achieve critical policy objectives. Manage or assist other departments in managing development review of major back office/medical research development proposals. Provide information and education on Boston's development review process. Make recommendations on Downtown Board of Appeal referrals.

Key Projects: Projects which critically contribute to the achievement of essential City and BRA objectives.

ECD-A-0-A:

Hinge Block

Conduct development review of Hinge Block proposals for a mixed-use office, residential, hotel, institutional and retail development.

TM Project: 104-660..... Hinge Block
Manager: B. DeLorey

ECD-A-0-B:

Custom House

Conduct development review of the Custom House. The original Custom House will be commercially redeveloped as a hotel in conjunction with 131 State Street with strict adherence to preservation standards and public access to historical areas.

TM Project: 104-404..... Custom House
Managers: B. DeLorey, J. Loveluck
Milestones: FY93 Q2: Lease execution.
 Financing commitment.
 MHC/BLC approvals of Historic Structures Report.
 Construction start.

ECD-A-0-C:

Commonwealth Center

Work with Citicorp - mortgagee in possession.

TM Project: 104-025
Commonwealth Center
Manager: B. DeLorey

ECD-A-0-D:

Boston Crossing

Work with Chemical Bank - mortgagee in possession to market site for (i) redevelopment of Lafayette Mall/Hotel; (ii) potential inclusion of National College Football Hall of Fame at site.

TM Project: 104-552..... Lafayette Mall/Boston Crossing
Manager: B. DeLorey

ECD-A-0-E:**90 Tremont**

Market site for new development proposal. Conduct development review of 90 Tremont Street, a proposal to develop the Dini's site on Tremont Street for office use along with air-rights development over the adjacent Tremont Temple. Purchase of the air-rights would fund the restoration of the Temple, a Class III historic building and restoration of Converse Hall, an 1,800 seat auditorium which would be made available for cultural uses.

TM Project: 104-826..... 90 Tremont/Tremont Temple

Managers:.....B. DeLorey, M. Ings

ECD-A-0-F:**South Station**

Manage Development and Design Review of South Station Air-Rights Project.

TM Project: 104-708..... South Station Air-Rights

Supervisor:E. Schmidt Manager: M. Hunter

Milestones: FY93 Q2: Execute Land Disposition Agreement to initiate Phase I Parking Garage.

ECD-A-0-G:**Boston Garden**

Conduct design review of the New Boston Garden Development. As currently planned, Phase 1 involves the construction of a multi-purpose sports arena adjacent to the existing Boston Garden. Phase II will include two buildings, one office and one office/hotel, an approximately 1,100-space underground parking garage and a multi-story public concourse. Four levels of retail and related use, including train ticketing facilities, will be located in the bases of the office buildings surrounding the concourse. Phase III will create an office and/or hotel building on Nashua Street to the west of the new Boston Garden.

TM Project: 104-102 Boston Garden/North Station

Supervisor:H. Russell Manager: E. Schmidt, S. Muirhead

Milestones: FY93 Q2:

Ongoing Functions:**ECD-A-9-A:****33 Arch Street**

Conduct development review of 33 Arch Street proposal for a 497,000 sq.ft. office building and parking garage addition to be built over existing Meyer's parking garage and Woolworth's department store. (Awaiting financing commitment.)

TM Project: 104-041 33 Arch Street

Manager:B. DeLorey, J. Loveluck

ECD-A-9-B:**45 Province**

Complete design review of 45 Province Street, a 14-story office building with ground floor retail and a 4,000 square foot daycare center. Public improvements to Bosworth Street, including a small urban park and restoration of the Province House steps, are planned. (Project awaiting financing.)

TM Project: 104-859..... 45 Province

Manager:B. DeLorey

ECD-A-9-C:**110-120 Tremont**

Conduct development review of 110-120 Tremont Street, a mixed-use project of entirely new construction. Market site for new development proposal.

TM Project: 104-031 110-120 Tremont

Manager:B. DeLorey

ECD-A-9-D:**165-172 Tremont**

Conduct development review of new proposal is made for the 165 and 172 Tremont Street sites. Difficulties in getting financing for the original Parkside projects have led to a possible change of use proposal for a hotel at 165 Tremont Street (project uncertain). Market site for new development proposal. (Awaiting financing commitment.)

TM Project: 104-655 Parkside East
 104-656 Parkside Mason

Key Projects: Projects which critically contribute to the achievement of essential CDE and BSA objectives.

ECD-B-4-A:**Classical and Period 7**

Complete Phase 1 Phase 1 project (104-655/656)

TM Project: 104-655 Classical and Period 7

Supervisor: J. Smith

Manager: J. Smith Project responsibility of CDE/BSA project to complete development
 104-655/656

ECD-B-4-B:**Classical and Period 7**

Complete Phase 1 Phase 1 project (104-655/656)

TM Project: 104-655 Classical and Period 7

Supervisor: J. Smith

Manager: J. Smith Project responsibility of CDE/BSA project to complete development
 104-655/656

ECD-B-4-C:**Building 104**

Complete development of Building 104 by an area of interest for housing.

TM Project: 104-655 Building 104

Supervisor: J. Smith

ECD-B-4-D:**Building 104, Hapwood, and The Street**

Complete development of Building 104 by an area of interest for housing.

TM Project: 104-655 Building 104, Hapwood, and The Street

Supervisor: J. Smith

Manager: J. Smith Project responsibility of CDE/BSA project to complete development
 104-655/656

Harbor Development

Mission:

Administer all public and private development projects in the Harborpark neighborhoods to ensure the maximum public benefit and compliance with planning and zoning policies. Manage the development review of major commercial and mixed use projects in the Harborpark area with particular focus on the Downtown Waterfront and Inner Harbor Piers. Manage or assist other departments in managing the disposition of selected publicly owned parcels that promote Harborpark policy objectives. Assist in planning and project review in Harborpark Special Study Areas and in areas adjoining the Downtown Waterfront and Inner Harbor Piers.

Key Projects: Projects which critically contribute to the achievement of essential City and BRA objectives.

ECD-B-0-A:

Charlestown Parcel 7

Develop Parcel 7 Phase I biomed research facility.

TM Project: 102-118..... Charlestown Navy Yard Parcel 7

Supervisor: V. Karen

Milestones:	FY93 Q1:	Evaluate applicability of CDBG loan guarantee program for stimulating development.
	FY93 Q2:	PNF submission.

ECD-B-0-B:

Central Wharf

Redevelop Central Wharf and Parcel A-3N in concert with New England Aquarium.

TM Project: 104-434..... Central Wharf

Supervisor: V. Karen

Milestones:	FY93 Q1:	Review New England Aquarium feasibility studies.
	FY93 Q2:	Assist New England Aquarium in completing and releasing Request for Proposals to solicit developer interest in Central Wharf.
		Review of RFP submission and selection of developer.
	FY93 Q2:	Recommend tentative designation of developer to BRA Board.

ECD-B-0-C:

Building 104

Coordinate development of Building 104 for 40 units of affordable housing.

TM Project: 102-146..... CNY Building 104

Supervisor: V. Karen Manager: A. Schliefer

ECD-B-0-D:

Building 105, Ropewalk, and Tar Shed

Coordinate RFPs drafting and submission to the Secretary of the Interior for museum and other uses.

TM Project: 102-130..... CNY Building 105 and Ropewalk

Supervisor: V. Karen

Milestones:	FY93 Q1:	Receive DOI approval of amended Program of Preservation and Utilization.
	FY93 Q2:	Draft RFP.
	FY93 Q3:	RFP release.

ECD-B-0-E:**Army Corps Clean-Up**

Assist U.S. Army Corps in environmental clean-up of Navy Yard.

TM Project: 102-177 Army Corps Clean-Up

Supervisor: V. Karen

Manager: J. Sullivan

Milestones: FY93 Q1:

Work with Army Corps to get work scheduled with priority projects.

Demolition and clean-up start and continues.

Priority 1: Implement disposition and development of Charlestown Navy Yard parcels in a manner consistent with the Master Plan.

ECD-B-1-A:**Parcel 4**

Coordinate development of Parcel 4.

TM Project: 102-128 CNY Parcel 4

Supervisor: V. Karen

Manager: K. Gray

Milestones: FY93 Q1:

PNF submission.

FY93 Q3:

Conveyance.

FY93 Q4:

Construction start.

ECD-B-1-B:**Building 108**

Coordinate development of Building 108.

TM Project: 102-132 Building 108

Supervisor: V. Karen

Manager: J. O'Brien

Milestones: FY93 Q1:

Dedesignation.

ECD-B-1-C:**Building 114**

Coordinate development of Building 114.

TM Project: 102-114 CNY Building 114

Supervisor: V. Karen

ECD-B-1-D:**TMA**

Develop Transportation Management Association (TMA) for the Navy Yard.

TM Project: 102-151 CNY Transportation Management Association

Supervisor: V. Karen

Milestones: FY93 Q2:

Work with BTM to establish TMA.

ECD-B-1-E:**Medford Street By-Pass**

Coordinate implementation of the Medford Street Bypass Road.

TM Project: 102-222 Medford Street By-Pass

Supervisor: V. Karen

Milestones: FY93 Q1:

Identify sources of funding for construction and required takings.

Formal submission to State/EOTC.

ECD-B-1-F:**Building P**

Develop Building P.

TM Project: 102-119 Bldg. P

Supervisor: V. Karen

Manager: O'Brien

Milestones: FY93 Q1:

Construction start.

ECD-B-1-G:**Gate #6**

Coordinate construction of new Gate #6 in Charlestown Navy Yard.

TM Project: 102-196..... Gate #6
 Supervisor: V. Karen Manager: K. Gray
 Milestones: FY93 Q1: Submit EDA application.

Priority 2: Implement disposition and development review for waterfront and adjoining neighborhood site.

ECD-B-2-A:**Sargent's Wharf**

Develop 100 units of affordable housing on Sargent's Wharf.

TM Project: 104-410..... Sargent's Wharf
 Supervisor: V. Karen
 Milestones: FY93 Q1: Determine next steps in response to current economic downturn.

Ongoing Functions:**ECD-B-9-A:****CNY Parcels**

Coordinate development of Aquarium/public attraction Parcel 5 Drydock, Charlestown Navy Yard.

TM Project: 102-180..... CNY Parcels
 Supervisor: V. Karen
 Milestones: FY93 Q1: Tentative designation.

ECD-B-9-B:**Parcel P-15-2C-4**

Final designation of Life Focus Center on Parcel P-15-2C-4. Awaits State funding for FY92-93.

TM Project: 102-216..... Charlestown P-15
 Supervisor: V. Karen Manager: J. Sullivan

ECD-B-9-C:**Clippership Wharf**

Conduct development review of Clippership Wharf, a residential development of approximately 380 units on the East Boston waterfront. The approved project was delayed by market conditions. The restructured development team proposes to change the design and create rental property. (Project awaiting financing commitments.)

TM Project: 101-006..... Clippership Wharf
 Manager: B. DeLorey

Capital Projects

Key Projects: Projects which critically contribute to the achievement of essential City and BRA objectives.

ECD-C-0-A:

Mead Street Stairs

Charlestown Streets/Mead Street Stairs.

TM Project: 102-237..... Mead Street Stairs
 Supervisor: P. Reavis Manager: B. Adams
 Milestones: FY93 Q2: Stair construction 50% complete.
 FY93 Q4: Complete stair construction.

ECD-C-0-B:

Charlestown Streets

Charlestown streets.

TM Project: 102-209..... Charlestown Streets
 Supervisor: P. Reavis Manager: R. Burke
 Milestones: FY93 Q2: Obtain replacement contractor
 FY93 Q3: Begin second phase of street reconstruction.

ECD-C-0-C:

Custom House

Site improvements for Custom House Tower.

TM Project: 104-444..... Custom House
 Supervisor: P. Reavis Manager: B. Barbato
 Milestones: FY93 Q2: Work with review staff to develop program for public improvements.

ECD-C-0-D:

CNY Haul Road

Support activities for the CNY haul road in Charlestown.

TM Project: 102-193..... CNY Haul Road
 Supervisor: P. Reavis Manager: B. Barbato
 Milestones: FY93 Q2: Assist in preparation of funding proposals.

Priority 1: Coordinate public improvement construction projects with city and state agencies as required for completion.

ECD-C-1-A:

Shipyards Park

Activate Shipyards Park with special features.

TM Project: 102-104..... Shipyards Park Phase III
 Supervisor: P. Reavis Manager: R. Burke
 Milestones: FY93 Q3: File Browne Fund application for funding workers statue.

ECD-C-1-B:

SE L2/Shawmut Avenue

Administer construction of Shawmut Avenue.

TM Project: 106-212..... Shawmut Avenue
 Supervisor: P. Reavis Manager: B. Adams
 Milestones: FY93 Q2: Obtain Close-out Certificate from contractor.

ECD-C-1-D:

Pier 4, Charlestown Navy Yard

Pier 4, Charlestown Navy Yard.

TM Project: 102-138..... Pier 4, CNY
 Supervisor: P. Reavis Manager: R. Burke
 Milestones: FY93 Q2: Work with Parks Department to accomplish repairs.

ECD-C-1-E:

S.E. Streets, J-2

Administer construction of South End Streets Contract J-2.

TM Project: 106-221..... S.E. Contract J-2
 Supervisor: P. Reavis Manager: B. Adams
 Milestones: FY93 Q2: Obtain Close-out Certificate from contractor.

Priority 2: Coordinate design, engineering, bidding and construction phasing of public improvement projects with Authority and other agencies as required for implementation.

ECD-C-2-A:

Hayes Park

Award construction contract and administer construction of Hayes Park.

TM Project: 106-202..... Hayes Park
 Supervisor: P. Reavis Manager: B. Adams
 Milestones: FY93 Q3: Plant replacement trees and shrubbery.
 FY93 Q4: Obtain Close-out Certificate from contractor.

ECD-C-2-B:

S.E. Contract E-2/Lally Park

Prepare design documents for park improvements to Monsignor Lally Park and streetscape improvements to Union Park Street.

TM Project: 106-220..... S.E. Contract E-2
 106-165..... Lally Park
 Supervisor: P. Reavis Manager: B. Adams
 Milestones: FY93 Q4: Assist private sources in rehabilitation of park.

ECD-C-2-C:

Ruggles Center Plaza

Ruggles Center Plaza

TM Project: 110-116..... Ruggles Center Plaza
 Supervisor: P. Reavis Manager: B. Barbato
 Milestones: FY93 Q3: Construction begins.
 FY93 Q4: Monitor funds and construction.

ECD-C-2-D:

Freedom Trail

Initiate a study of the Freedom Trail

TM Project: 117-297..... Freedom Trail
 Supervisor: P. Reavis Manager: B. Barbato
 Milestones: FY93 Q3: Assist DPW in access improvements.

ECD-C-2-E:

Crosstown Line

Assist with the study of the Crosstown "Science" subway line.

TM Project: 117-122 Crosstown Line
 Supervisor: P. Reavis Manager:
 Milestones: FY93 Q2: Assist development staff with alternative studies.

Ongoing Functions:

ECD-C-9-A:

Environmental Review and Comment

Comment on significant City of Boston, State, and/or Federal projects to appropriate State and Federal environmental agencies. Particular emphasis on timely review and comment on proposals before Massachusetts Executive Office of Environmental Affairs-MEPA Unit.

TM Project: 102-175..... Environmental Review & Comment

Supervisor: P. Reavis Manager: D. Mertens

Functions

- Oversee all institutional planning and development projects.
- Assist in the planning and development of Boston's "core economy".
- Provide mapping and related services to the Authority and the public.
- Plan and implement special projects undertaken by the Authority.

INSTITUTIONAL PLANNING AND DEVELOPMENT

Mission

To coordinate the institutional planning, mapping and special projects functions within the Authority; to work with other departments of the Authority to implement planning and development projects.

Functions

- Oversee all institutional planning and development projects.
- Assist in the planning and development of Boston's "new economy".
- Provide mapping and related services to the Authority and the public.
- Plan and implement special projects undertaken by the Authority.

University Associates

TM Project:106-156..... University Associates
Supervisor: G. Kavanaugh Manager: M. Hunter

Institutional Reviews

TM Project: 104-849..... Tufts - Posner Lot
108-026..... Boston College-Dormitories and Dining Facility Project

Mediplex

TM Project: 107-144..... Mediplex
Supervisor: G. Kavanaugh Manager: D. Garver

NEMC-1C Chemical Bldg.

TM Project:104-835..... NEMC-1C Clinical Building
Supervisor: G. Kavanaugh

Tufts University-Posner Lot

TM Project:104-881 Posner Lot
Supervisor:G. Kavanaugh Manager: D. Callahan
Milestones: FY93 Q1: Issue Scoping Determination.
FY93 Q2: Review DPIR

IPD-A-1-F:

Beth Israel-Mass. College of Art Redevelopment

Beth Israel Hospital's Mass. College of Art Redevelopment Project involves the creation of 380,500 gsf of ambulatory care/medical office space and underground parking garage for 936 cars. Future expansion plans for the site contemplate up to 120,000 gsf of additional space. The project will retain the existing structure of the original Mass. College of Art.

TM Project: 107-098 Mass. College of Art Redevelopment
Supervisor: G. Kavanaugh Manager: M. Hunter

IPD-A-1-G:

Beth Israel Clinical Center

Beth Israel's In-Patient Facility Project involves the construction of 170,000 gsf of new in-patient space on the southeast quadrant of the BIH campus. The new facility will provide modern additional hospital space to accommodate Beth Israel's growth needs.

TM Project: 107-141 Clinical Center
Supervisor: G. Kavanaugh Manager: R. Mulligan
Milestones: FY93 Q1: Review PNF
 Issue Scoping Determination
 Review DPIR
 FY93 Q2: BRA Board approval
 FY93 Q3: Review Final Adequacy Determination
 Zoning Commission approval.

IPD-A-1-H:

Boston College Undergraduate Dormitories and Dining Facility Project

Boston College's Undergraduate Dormitories and Dining Facility Project involves the construction of two new dormitory buildings and an accompanying dining commons facility. The three structures represent a total of approximately 270,000 gsf. The dormitories will add 614 net new student beds, and the dining facility will serve 800 students.

TM Project: 108-027 Undergraduate Dormitories & Dining Facility
Supervisor: G. Kavanaugh
Milestones: FY93 Q1: Issue Final Adequacy Determination.

IPD-A-1-I:

Shriners Burns Institute Replacement Facility

The Shriner's Burns Institute Replacement Facility Project involves the construction of a 200,000 gsf facility to replace an existing 80,000 gsf building. The project, which also includes, an underground parking facility for 150 cars, will provide state-of-the-art medical care and research space related to the treatment of burns.

TM Project: 104-220 Institute Replacement Facility
Supervisor: G. Kavanaugh

Priority 2: Complete Institutional Master Planning and Longwood Medical Area Master Planning which will lead to the establishment of an institutional planning framework and coordinate institutional expansion with the city-wide Technopolis planning.

IPD-A-2-B:

Tufts University Master Plan

Adopt Institutional Master Plan.

TM Project: 107-151 Tufts University Master Plan
Supervisor: G. Kavanaugh Manager: D. Callahan
Milestones: FY93 Q1: Adopt Master Plan.

IPD-A-2-C:

Longwood Medical MP

Conduct Longwood Medical Area Master Planning with the Medical Area Service Corporation (MASCO).

TM Project: 107-129..... MASCO

Supervisor: G. Kavanaugh

Milestones: FY93 Q1: Adopt Master Plan.

Expand economic opportunities and benefit residents of Boston's neighborhood in particular, community development efforts in Roxbury through the economic inclusion of the community in development, and enhancing the physical and economic environment of Boston's neighborhood.

Priority 1: Projects which critically contribute to the achievement of essential City and BHA objectives.

IPD-B-1-A:

Mount St. Magdalen Center

Provide technical and staff support to the Parish the Third Parish, some other religious groups from the Community Council Agreement. These potential religious groups are included in the Parish 18 Chapter Agreement, including 12th and Parish 13 Third Parish and sub-groups.

TM Project: 107-110.....

Supervisor: G. Kavanaugh

Milestones: FY93 Q1:

Provide staff support.
Review and develop Third Parish Committee.
Provide training, technical and staff support.
Coordinate and coordinate of members and programs.
Parish 18 Meeting Minutes Panel.
Complete and submit report and data and regulations regarding local meeting buildings and other.
Provide technical and staff support.
MSD Advisory Panel.
Determine the structure of the parish and its members.
Determine the structure of the parish and its members.
Determine the structure of the parish and its members.

IPD-B-1-B:

P-4

Provide training program and proposals to solve problems for P-4.

TM Project: 107-111.....

Supervisor: G. Kavanaugh

Milestones: FY93 Q1:

IPD-B-1-C:

Dorsey Square Plan

Coordinate preparation of the master plan and development program for Dorsey Square.

TM Project: 107-112.....

Supervisor: G. Kavanaugh

Milestones: FY93 Q1:

Complete and submit report.

IPD-B-1-D:

Parish 18 & 19

Provide training program for Parish 18 and 19 under terms of CDOA MCA.

TM Project: 107-113.....

Supervisor: G. Kavanaugh

Milestones: FY93 Q1:

Complete and submit report.
Complete and submit report.
Complete and submit report.

Community Development

Mission

Expand economic opportunities that benefit residents of Boston's neighborhoods in particular community development efforts in Roxbury through the economic inclusion of the community in development, and enhancing the physical and economic environment of Boston's neighborhoods.

Priority 1: Projects which critically contribute to the achievement of essential City and BRA objectives.

IPD-B-1-A:

Parcel 18/Ruggles Center

Provide technical and staff support to the Parcel 18+ Task Force, committees who will receive funds from the Community Benefits Agreement. These committee responsibilities are contained in the Parcel 18 Cooperation Agreement, which the BRA and Parcel 18 Task Force are signatories.

TM Project: 110-105..... Ruggles Center / Parcel 18

Supervisor: B. Johnson

Milestones: FY93 Q1: Provide staff support.
Roxbury and Chinatown Trust Fund Committee.
Provide training, technical and staff support.
Complete final Declaration of Trust/Rules and Regulations.
Parcel 18 Housing Advisory Panel.
Complete draft Mission statement and Rules and Regulations regarding use of Housing Linkage monies.
Provide technical and staff support.
MBE Advisory Panel.
Determine the structure for an MBE incubator.
Determine the feasibility of doing an incubator.
Determine what phase of the project to include the incubator.

IPD-B-1-B:

P-3

Prepare marketing program and prospectus to solicit developer for P-3.

TM Project: 110-118..... Campus High Parcel P-3/NCAAA

Supervisor: B. Johnson

IPD-B-1-C:

Dudley Square Plan

Complete preparation of the master plan and revitalization program for Dudley Square.

TM Project: 110-119..... Dudley Business District

Supervisor: B. Johnson

Milestones: FY93 Q1: Complete final master plan report.

IPD-B-1-D:

Parcels 9 & 10

Initiate disposition process for Parcels 9 and 10 under terms of DCPO MOA.

TM Project: 110-009..... Parcels 9 and 10.

Supervisor: B. Johnson

Milestones: FY93 Q2: Organize CAC according to terms of MOA.
Undertake alternative use analysis with citizen advisory committee.
Issue RFP.

IPD-B-1-E:

Blair Site

Prepare interim use plans for the Blair site. Vacant building at 2170 Washington Street.

TM Project: 110-129..... Blair Site Use Plans

Supervisor: B. Johnson Manager: R. McGilvray

Milestones: FY93 Q1: Resolve back taxes.
 FY93 Q2: Subdivide Blair site.

IPD-B-1-F:

New Dudley Street II

Complete design plans for construction of New Dudley Street Phase II.

TM Project: 110-114..... New Dudley Street Phase II

Supervisor: B. Johnson

Priority 2:

South End, Southwest Corridor and Dudley Square

IPD-B-2-B:

MBTA Dudley

Coordinate MBTA planning affecting Dudley Square including reconstruction of Dudley Terminal, Orange Line replacement, and Washington Street reconstruction.

TM Project: 110-096..... MBTA/Dudley Square Coordination

Supervisor: B. Johnson

Milestones: FY93 Q1: Coordinate replacement service and Washington Street reconstruction with Dudley Square Master Plan.

Mapping

Mission

To provide the Authority and the public with comprehensive and up-to-date mapping services; to assist the Authority's planning mission by providing technical assistance within mapping and zoning proposals; to assist with special study projects.

Ongoing Functions

IPD-C-9-B:

Boston Zoning Map Revisions

Boston Zoning Map Revisions

TM Project: 204-127 Downtown Boston Zoning Map
Supervisor: G. Kavanaugh Manager: R. Bouyer

Projects Assigned to Other Departments:

NHD-B-0-F

Boston State Hospital Study

Boston State Hospital

TM Project: 115-004 Boston State Hospital
Supervisor: T. O'Malley Manager: O. Donnelly

- Work with residents to insure that they receive a fair share of benefits from development projects impacting their neighborhoods.
- Rebuild neighborhood environments by formulating area plans which shape public and private actions;
- Seek and support citizen involvement in all phases of the department's planning and implementation of programs and projects;
- Undertake housing evaluation program which includes site identification, formulation of development programs, designation of development entities, and arranging for the housing action necessary to bring a development project to fruition; increase the supply of housing through review of projects which require zoning relief.
- Implement the City and BRA goals of fair housing and affirmative marketing through screening, orientation, and assistance in development of covered housing, education effort, and coordination with the Boston Fair Housing Commission.

NEIGHBORHOOD HOUSING AND DEVELOPMENT

Mission

The Neighborhood Housing and Development Department (NHD) works to ensure that residents of Boston's neighborhoods share in the many benefits produced by the area's economy. The department encourages the development and preservation of affordable housing, improves the environment in neighborhoods, and works to increase economic opportunities in neighborhoods, particularly those who are fighting disinvestment. In carrying out its mission, NHD actively involves residents in the participation of broad range planning and project development activities.

NHD programs encourage the formation and growth of minority business enterprises and community-based nonprofit development organizations, and seek to maximize public benefits from private development projects, including the administration of development impact projects which contribute "linkage fees" to the Neighborhood Housing Trust (NHT).

Functions

- Investigate alternative community economic development strategies and assess the feasibility of implementing these strategies in Boston's neighborhoods, i.e., tax increment financing, enterprise zones, etc.;
- Work with local businesses to provide technical assistance, encourage and assist in the formation and growth of entrepreneurial nonprofit community corporations and minority business enterprises;
- Work with residents to insure that they receive a fair share of benefits from development projects impacting their neighborhoods;
- Rebuild neighborhood environments by formulating area plans which shape public and private actions;
- Seek and support citizen involvement in all phases of the department's planning and implementation of programs and projects;
- Undertake housing production programs which includes site identification, formulation of development programs, designation of development entities, and arranging for gap financing, secure necessary financing to develop projects and increase the supply of housing through timely review of projects which require zoning relief; and
- Implement the City and BRA goals of fair housing and affirmative marketing through screening, orientation, and monitoring of developers of covered housing, education of staff, and coordination with the Boston Fair Housing Commission.

Neighborhood Development

Mission

NHD will expand economic opportunities that benefit residents of Boston through the economic inclusion of the community in development, and enhancing the physical and economic environment of Boston's neighborhoods.

Key Projects: Projects which critically contribute to the achievement of essential City and BRA objectives.

NHD-A-0-B:

South End Development Policy

Work with the South End Working Group to complete the South End Development Policy Plan and bring the plan to the local community for review and comment.

TM Project: 106-235..... South End Master Plan

Supervisor: T. O'Malley Manager: P. Zeigler

Milestones: FY93 Q1: Secure final approval of Development Policy plan draft from the working group.

Complete drafting of zoning changes with NPZ.

Make revisions to plan, text and graphics.

Hold community-wide meeting to review final plan.

Submit plan and zoning recommendations to BRA Board.

Develop design review criteria for all vacant public and private properties consistent with adopted Development Policy.

Continue to identify parcels appropriate for BRA Board approval to advertise for disposition.

NHD-A-0-C:

Boston Center for the Arts

Continue to work with BCA on outstanding issues related to their future development program and current plans to develop Parcel 8 for parking.

TM Project: 106-108..... Boston Center for the Arts

Supervisor: T. O'Malley Manager: R. McGilvray

NHD-A-0-D:

South End / Lower Roxbury Open Space Land Trust

As part of the South End Development Policy, identify additional BRA-owned parcels suitable for community gardens and proceed with conveyance procedures with the South End Land Trust.

TM Project: 106-247..... S.E./L.Rox. Land Trust, Phase II

Supervisor: T. O'Malley Manager: P. Zeigler

Milestones: FY93 Q2: Advertise second phase parcels for open space and community gardens.

Proceed toward conveyance of second phase parcels.

NHD-A-0-E:

Whittier Street Health Center

Prepare relocation plan and financing program for the Whittier Street Health Center which will lead to successful relocation from Parcel P-3 to Parcel P-3a or other acceptable location.

TM Project: 110-101..... Whittier Street Health Center

Supervisor: T. O'Malley Manager: B. McGilvray

Milestones: FY93 Q1: Continue efforts to secure financing and program to relocate Center.

FY93 Q2: Secure tentative designation of Whittier Street Health Center for Parcel P-3a at Roxbury Crossing.

NHD-A-0-F:

Boston State Hospital

Prepare report which provides an overview analysis of the development potential and constraints of the Boston State Hospital property and outlines actions the City might take to achieve timely development.

TM Project: 115-004..... Boston State Hospital

Supervisor: T. O'Malley Manager: B. Johnson

Milestones: FY93 Q1: Prepare Memorandum of Understanding to be executed by participating parties with EDIC and seek Board approval to commence Master Planning process.
FY93 Q2: Begin Master Plan process with EDIC and Citizen's Advisory Committee.
Develop detailed outline of tasks to be performed as part of the development of the Plan.

Key Programs: Projects which will contribute to the achievement of essential City and NHA objectives.

NHD-B-0-A:

West End Village Phase 1

Assist in the development of Citywide Project A Phase 1 (7 units, 100% of which will be affordable, all projects at Phase A will consist of approximately 100 units, 60% of which will be affordable)

TM Project: 114-001 Citywide Project A
Supervisor: T. O'Malley Manager: T. O'Malley
Milestones: FY93 Q1: Apply to EDIC Board of Appeal
Board of Appeal meeting approved
Start construction

NHD-B-0-B:

East Village

Assist in the development of Citywide Project B, no units of housing, at least 60% of which will be affordable.

TM Project: 114-002 Citywide Project B
Supervisor: T. O'Malley Manager: T. O'Malley
Milestones: FY93 Q1: Secure financing commitments
Board of Appeal meeting approved
Start construction

NHD-B-0-C:

Central Square

Develop 100 affordable housing units Phase 1 of the Central Square area

TM Project: 114-003 Central Square
Supervisor: T. O'Malley Manager: A. Thomas
Milestones: FY93 Q1: Develop master plan
Develop master plan
Board meeting
Board of Appeal meeting approved

NHD-B-0-D:

C.A.B.

Citywide C.A.B. no units of housing, all of which will be affordable.

TM Project: 114-004 C.A.B.
Supervisor: A. Thomas Manager: T. O'Malley
Milestones: FY93 Q1: Finalize master plan
Start construction
FY93 Q2: Construction
Master plan

Housing Production

Mission

NHD will work to implement the BRA's housing policy by developing programs and projects to expand the supply of housing with an emphasis on creating units that are affordable to low-and moderate-income households and assisting in the siting and provision of special needs housing. The department will continue to promote mixed income housing developments and to improve access to affordable and market-rate housing in Boston.

Key Projects: Projects which critically contribute to the achievement of essential City and BRA objectives.

NHD-B-0-A:

Mei-Wah Village-Phase 1

Assist in the development of Chinatown Parcel A Phase I, 17 units, 100% of which will be affordable. (All phases of Parcel A will consist of approximately 150 units, 60% of which will be affordable.)

TM Project:	104-841.....	Chinatown Parcel A
Supervisor:	T. O'Malley	Manager: T.F. Yeh
Milestones:	FY93 Q1:	Apply to ISD, Board of Appeal. Board of Appeal hearing/approval. Start construction.

NHD-B-0-B:

Oak Terrace

Assist in the development of Chinatown Parcel B, 88 units of housing, at least 67% of which will be affordable.

TM Project:	104-842.....	Chinatown Parcel B
Supervisor:	T. O'Malley	Manager: T.F. Yeh
Milestones:	FY93 Q1:	Secure financing commitment. Board of Appeal hearing/approval. Start construction.

NHD-B-0-E:

Lowell Square

Develop 199 affordable housing units Phase I at the Lowell Square site.

TM Project:	104-204.....	Lowell Square
Supervisor:	T. O'Malley	Manager: A. Torres
Milestones:	FY93 Q1:	Design review. Design review approval.
	FY93 Q3:	Secure financing.
	FY93 Q4:	Board of Appeal Hearing/Approval.

NHD-B-0-F:

C.A.B.

Develop C.A.B. as 8 units of housing, all of which will be affordable.

TM Project:	110-212.....	C.A.B.
Supervisor:	A. Torres	Manager: P. Santanna
Milestones:	FY93 Q1:	Secure permanent financing. Start construction.
	FY93 Q2:	Construction.
	FY93 Q3:	Market 8 units.

NHD-B-O-G:

Lancaster House

Coordinate the development of Lancaster House as 40 rental units, 12 of the units will be available to low and moderate income households.

TM Project:106-243..... Lancaster House
Supervisor:A. Torres Manager: M. Faria

NHD-B-0-H:

Single Family Homes Initiative

Formulate a program for the development of single family homes on BRA-owned sites in various neighborhoods throughout the City.

TM Project:117-124..... Single Family Homes Initiative
Supervisor:T. O'Malley Manager: A. Torres
Milestones: FY93 Q1: Prepare detailed proposals for each of the selected single family home sites.
Begin review with various community groups.
FY93 Q2: Complete proposals for each site, and begin drafting RFP's.

Priority 1: Pipeline Projects: Project Management - complete construction, marketing and occupancy for all developments which have started construction.

NHD-B-1-A:

Infill/W.Cottage

Assist Habitat for Humanity in the construction of 4 low income homeownership units at 28 W. Cottage Street.

TM Project: 110-003.....	Infill/W. Cottage
Supervisor: A. Torres	Manager: A. Schleifer
Milestones: FY93 Q1:	Construction started.
FY93 Q2:	Complete construction.
FY93 Q3:	Market 4 units.

NHD-B-1-B:

Langham Court

Assist in the marketing of Langham Court as 84 units of housing, 56 of which will be affordable.

TM Project: 106-240..... Langham Court
Supervisor: A. Torres Manager: M. Faria
Milestones: FY93 Q1: Market 24 coop units.

Priority 2: Asset management of development projects. Restructure debt and equity in projects by negotiating with financial institutions and identifying tenants, homebuyers or financing and marketing programs which offer assistance.

NHD-B-2-A:

Fountain Hill

Assist in the sell out of 21 units at Fountain Hill, Phase I, a 46 unit development, and the resolution of debt owed to the Boston 5.

TM Project:110-216.....Fountain Hill Square
Supervisor:A. Torres.....Manager: P. Santanna
Milestones: FY93 Q1: Complete sell out of remaining 11 units.

NHD-B-2-B:

Winslow Court

Assist in the sell out of units at Winslow Court, a 24 unit, affordable development.

TM Project: 110-022 Winslow Court 1
Supervisor:A. Torres Manager: P. Santanna
Milestones: FY92 Q4: Complete sell out of remaining 6 units.

NHD-B-2-C: **St. James Estates**

Assist in the sell out of 7 units at St. James Estates, a 22 unit project, 8 of which are affordable.

TM Project: 110-314..... St. James Estates
 Supervisor: A. Torres Manager: P. Santanna
 Milestones: FY93 Q1: Complete debt repayment to Bank of Boston.
 FY93 Q2: Complete sale of 7 units.

NHD-B-2-E: **TDC IV**

Complete the sell out of 8 units Marcus Tyler Condominiums located at East Berkeley Street.

TM Project: 106-153..... TDC IV
 Supervisor: A. Torres Manager: P. Santanna
 Milestones: FY93 Q1: Complete sell out of remaining 8 units.

Priority 3: Pipeline Projects: Planning and Development -complete final arrangements and initiate construction on parcels already designated for development. Re-examine projects which have been designated for development to determine which can realistically begin construction in FY92. Assist designated developers in securing adequate gap financing to allow construction initiation.

NHD-B-3-A: **32 Dale**

Assist in the development of 32 Dale Street as 20 units of housing, 10 of which will be affordable.

TM Project: 110-315..... 32 Dale
 Supervisor: A. Torres Manager: A. Schleifer
 Milestones: FY93 Q1: Apply for financing.
 FY93 Q3: Secure financing.
 Start construction.

NHD-B-3-B: **7-8 Alvah Kittredge**

Develop 7-8 Alvah Kittredge as 8 units of housing, 2 of which will be affordable.

TM Project: 110-217 7-8 Alvah Kittredge
 Supervisor: A. Torres

NHD-B-3-C: **Parcel R-87**

Coordinate development of Parcel R-87, as a single family project.

TM Project: 102-224..... Charlestown R-87
 Supervisor: A. Torres Manager: J. Sullivan
 Milestones: FY93 Q1: RFP release.
 FY93 Q1: Tentative designation.

NHD-B-3-D: **Parcel P-2**

Develop Parcel P-2 as a single family unit housing development.

TM Project: 102-215..... Charlestown Parcel P-2
 Supervisor: A. Torres Manager: Sullivan
 Milestones: FY93 Q1: Request for Proposal.
 FY93 Q1: Tentative designation.

NHD-B-3-E:

1900 Washington Street

Sell housing and 5,000 square feet vacant lot for development to Youth Build for offices, classrooms and eight units of lodging.

TM Project: 106-207 1900 Washington Street
 Supervisor: T. O'Malley Manager: R. McGilvray
 Milestones: FY93 Q1: Apply for financing.
 FY93 Q2: Secure financing.
 FY93 Q3: Start construction.

NHD-B-3-F:

Parcels SE-98A and B

Sale of two vacant parcels for institutional, commercial or residential reuse.

TM Project: 106-205 Parcels SE-98A & B
 Supervisor: T. O'Malley Manager: R. McGilvray
 Milestones: FY93 Q2: Tentative designation.

NHD-B-3-G:

Taino Tower

Assist in the marketing of 17 units at Taino Tower, a 27 unit development, 18 units of which are affordable.

TM Project: 106-167 640 Tremont Street (IPD-A)
 Supervisor: A. Torres Manager: M. Faria
 Milestones: FY93 Q1: Rent commercial space.

Priority 4: Future Developments: Identify additional BRA-owned parcels appropriate for housing construction and begin pre-designation activities.

NHD-B-4-A:

Posner Hall

Coordinate the development of 99 SRO units as part of a land exchange and disposition process with Tufts University to increase the amount of affordable housing opportunities in Chinatown and build a YMCA center.

TM Project: 104-880 Posner Hall
 Supervisor: A. Torres
 Milestones: FY93 Q1: Appraise property
 Execute P & S.
 Exchange land.
 Apply for financing.
 Secure financing.
 FY93 Q2: Start construction.
 Affirmative Marketing Plan approval.

NHD-B-4-B:

Infill/MLK

Coordinate the development of 16 Infill units at Martin Luther King Boulevard and Kingston Street for low and moderate income households.

TM Project: 110-306 Infill/MLK
 Supervisor: A. Torres Manager: A. Schleifer
 Milestones: FY93 Q1: Secure financing.
 Start construction.
 FY93 Q3: Complete construction.

NHD-B-4-C:

Infill/Eustis

Assist in the redevelopment of 8 Infill units to a special needs housing and supportive services.

TM Project: 110-130 Infill/Eustis
 Supervisor: A. Torres Manager: A. Schleifer
 Milestones: FY93 Q1: Apply for financing.

FY93 Q3:

Start construction.

Parcel R-10A, R-13

TM Project: 106-168..... Parcel R-10A, R-13
Supervisor: T. O'Malley Manager: M.Faria

Parcel RC-6

TM Project:106-169..... Parcel RC-6
Supervisor: T. O'Malley Manager: M. Faria

NHD-B-5-A:

Bank Programs and Mortgage Lending

TM Project: 117-511 Mortgage Lending
Supervisor: T. O'Malley Manager: A. Torres

@PRIORITY = Ongoing Functions:

Boston AIDS Consortium Housing

TM Project: 117-509..... AIDS Consortium
Supervisor: T. O'Malley Manager: A. Torres/J. Smith

Affirmative Marketing

TM Project: 117-500..... Fair Housing and Marketing
Supervisor: A. Torres Manager: J. Smith

ECD-B-0-C:

Building 104

TM Project:102-146..... Building 104
Supervisor:T. O'Malley Manager: A. Schleifer
Milestones: FY93 Q1: Review HUD financing.
Construction start.

NPZ-A-9-A:

BOA Housing

Review all neighborhood housing development projects which are larger than twelve units and prepare recommendations for the BRA's Board on the Board of Appeal cases.

TM Project: 117-090..... Zoning Board of Appeal

Supervisor: A. Torres Manager: A. Schleifer

Neighborhood Planning & Zoning studies and implements planning analyses and zoning initiatives for the neighborhoods of Boston. The department oversees the public review process, and responds to public requests regarding zoning.

Neighborhood Planning & Zoning oversees the revision and updating of the Zoning Code and provides land use law expertise in drafting and reviewing zoning changes. The department is liaison to and staff for the Zoning Commission, and develops environmental policies and plans.

FUNCTIONS

- Perform neighborhood planning and zoning studies and master plans; conduct the master planning and rezoning process for each neighborhood.
- Develop and implement land use policies for the neighborhoods.
- Review the Zoning Code; recommend to the BRA Board and Zoning Commission and implement zoning code and map amendments.
- Complete land use plan and zoning for the Central Artery and develop long-range transportation strategies to complete the plan.
- Coordinate the historical master planning process and development reviews with neighborhood planning and zoning processes.
- Review and make planning recommendations on Board of Appeal applications.
- Develop environmental and open space policies.

NEIGHBORHOOD PLANNING AND ZONING

MISSION

Neighborhood Planning & Zoning conducts and implements planning analyses and zoning initiatives for the neighborhoods of Boston. The department coordinates the public review process, and responds to public requests regarding zoning.

Neighborhood Planning & Zoning oversees the revision and updating of the Zoning Code and provides land use law expertise in drafting and reviewing zoning changes. The department is liaison to and staff for the Zoning Commission, and develops environmental policies and plans.

FUNCTIONS

- Perform neighborhood planning and zoning studies and master plans; conduct the interim planning and re-zoning process for each neighborhood.
- Develop and implement land use policies for the neighborhoods.
- Revise the Zoning Code; recommend to the BRA Board and Zoning Commissions and implement zoning code and map amendments.
- Complete land use plan and zoning for the Central Artery and develop long range implementation strategies to complete the plan.
- Coordinate institutional master planning process and development reviews with neighborhood planning and zoning processes.
- Review and make planning recommendations on Board of Appeal applications.
- Develop environmental and open space policies.

Board of Appeal Review and Waterfront Planning

Mission

Review Board of Appeal cases, including but not limited to, variance and conditional use permit applications, interim planning permit applications, and planned development areas (PDAs). Facilitate design review by the Urban Design & Development department as required by the Board of Appeal.

Conduct waterfront planning studies and assist UDDP and ED in review of waterfront projects.

Key Projects: Projects which critically contribute to the achievement of essential City and BRA objectives:

Priority 1: Manage planning and development activities for the Waterfront and Fort Point District

NPZ-A-1-A:

Beaches

Boston Beaches Revitalization Commission - staff and assist Commission on revitalization of beaches in Boston Harbor.

TM Project: 117-271 Beaches
Supervisor: L. Mongelli Haar Manager: V. Karen, E. Roche
Milestones: FY93 Q2: Public hearings.
 Prepare and issue preliminary report.
 FY93 Q3: Prepare final report.
 FY93 Q4: Issue final report.

NPZ-A-1-B:

Fort Point Channel Open Space Plan

Develop Public Realm Plan for Fort Point Channel.

TM Project: 103-007 Fort Point Channel, SSA
Supervisor: L. Mongelli Haar Manager: C. Araujo
Milestones: FY93 Q1: Complete planning process with FPC Working Group.
 Initiate Public Realm Plan for Fort Point Channel.

NPZ-A-1-C:

Complete P&D of SAR Corridor

In conjunction with cooperating agencies, DPW, Massport, EDIC, BTD, etc., complete planning and urban design for the Seaport Access Road/Third Harbor Tunnel Corridor.

TM Project: 103-018 SAR Corridor
Supervisor: L. Mongelli Haar
Milestones: FY93 Q1: Coordinate with BTD redesign of street system.
 Complete revisions to planning resulting from Interchange redesign.
 Complete Air-Rights Plan.

NPZ-A-1-D:

Harborpark Plan

Complete Harborpark Plan.

TM Project: 117-110 Harborpark Plan
Supervisor: L. Mongelli Haar

Milestones: FY93 Q2: Initiate planning studies on water use and water transportation networks and special destinations and coordinate with EOEa.

NPZ-A-1-E:

Children's Museum

Children's Museum expansion.

TM Project: 103-029..... Children's Museum

Supervisor: L. Mongelli Haar

Milestones: FY93 Q1: Make final design recommendation on Children's Museum expansion project in conjunction with BCDC.

Ongoing Functions

NPZ-A-9-A:

Board of Appeal Reviews

Conduct timely reviews and recommendations on all Board of Appeal cases with the active involvement of neighborhood groups and residents.

TM Project: 117-089..... Board of Appeal Program
 117-090..... Zoning Board of Appeal
 108-090..... Allston-Brighton Board of Appeal
 109-090..... Jamaica Plain Board of Appeal
 107-090..... Fenway/Kenmore Board of Appeal
 102-090..... Charlestown Board of Appeal
 104-094..... Chinatown Board of Appeal
 115-090..... Mattapan Board of Appeal
 111-090..... Dorchester (North) Board of Appeal
 101-090..... East Boston Board of Appeal
 116-090..... Dorchester (South) Board of Appeal
 114-090..... Hyde Park Board of Appeal
 115-090..... Mattapan Board of Appeal
 104-093..... North End Board of Appeal
 112-090..... Roslindale Board of Appeal
 110-090..... Roxbury Board of Appeal
 103-090..... South Boston Board of Appeal
 106-090..... South End Board of Appeal
 113-090..... West Roxbury Board of Appeal
 Supervisor: L. Mongelli Haar Manager: G. Morancy

Zoning and Neighborhood Planning

Mission

Develop and establish neighborhood interim zoning plans, conduct comprehensive planning studies, and coordinate related activities leading to the adoption of final zoning regulations. Research and analyze neighborhood zoning issues. Organize effective community participation in neighborhood planning and zoning activities. Coordinate inter- and intra-agency efforts relating to these functions. Develop environmental policies and plans.

Recommend amendments to the Zoning Code for the Neighborhoods after promoting public review and comment on amendments. Provide technical assistance through zoning code revision. Provide land use law expertise in drafting and reviewing zoning changes. The Department is liaison to and staff for the Zoning Commission.

Key Projects: Projects which critically contribute to the achievement of essential City and BRA objectives:

NPZ-B-0-A

Zoning Commission Liaison

Act as liaison and advisor to the Zoning Commission.

TM Project:210-080..... Zoning Commission

Supervisor:L. Mongelli Haar

NPZ-B-0-B:

New Zoning Code

Recode the Zoning Code.

TM Project:201-812..... New Zoning Code

205-502..... Land Use Law Research & Consultation

Supervisor:L. Mongelli Haar Manager: C. Barr

Milestones: FY93 Q2: Complete recodification of Downtown Zoning.

NPZ-B-0-C:

Allston-Brighton

Complete Allston-Brighton neighborhood plan.

TM Project:108-001..... Allston-Brighton-NP

Supervisor:L. Mongelli Haar Manager: C. Araujo

Milestones: FY93 Q1: Submit Allston-Brighton Neighborhood Plan to BRA Board for ratification.

NPZ-B-0-D:

East Boston

Complete East Boston permanent zoning and neighborhood plan.

TM Project:101-002..... East Boston-NP

101-091..... East Boston Rezoning

Supervisor:L. Mongelli-Haar Managers:..... G. Brown/R. Shaklik

Milestones: FY93 Q1: Petition Zoning Commission to adopt East Boston Neighborhood District Zoning.

FY93 Q3: Develop East Boston Neighborhood Plan.

NPZ-B-0-E:

Jamaica Plain

Develop Jamaica Plain permanent zoning and neighborhood plan.

TM Project: 109-091 Jamaica Plain Rezoning
109-001 Jamaica Plain-NP

Supervisor: L. Mongelli Haar Manager: M. Ali-Salaam

Milestones: FY93 Q1: Complete community review of permanent zoning and neighborhood plan.
Submit Jamaica Plain Neighborhood District Zoning to BRA Board and petition Zoning Commission for adoption.

NPZ-B-0-F:

West Roxbury

Conduct planning and land use analyses for West Roxbury IPOD.

TM Project: 113-091 West Roxbury Rezoning
113-001 West Roxbury-NP

Supervisor: L. Mongelli-Haar Manager: C. Wall

Milestones: FY93 Q1: Complete planning and community review.
Submit permanent zoning to BRA Board and Zoning Commission.

Priority 1: Prepare and conduct neighborhood planning analysis and draft zoning.

NPZ-B-1-B:

Charlestown

Develop new zoning for Charlestown.

TM Project: 102-291 Charlestown Rezoning

Supervisor: L. Mongelli-Haar Manager: J. Sullivan

FY93 Q2: Continue community planning process.
Submit zoning for BRA board approval.

NPZ-B-1-C:

Columbia Point

Develop plan and new zoning for Columbia Point Masterplan.

TM Project: 111-024 Columbia Point Master Plan

Supervisor: L. Mongelli Haar

Milestones: FY93 Q2: Complete planning studies in conjunction with UDDP.

NPZ-B-1-D:

North End

Complete North End permanent zoning and plan.

TM Project: 104-063 North End-NP

Supervisor: L. Mongelli Haar Manager: R. Shaklik

Milestones: FY93 Q1: Complete community review of North End zoning and plan.
Submit plan to BRA Board and Zoning Commission for approval.

NPZ-B-1-E:

Mission Hill

Adopt Mission Hill IPOD and begin land use analyses.

TM Project: 109-191 Mission Hill Rezoning

109-004 Mission Hill-NP

Supervisor: G. Kavanaugh Manager: M. Hunter

Milestones: FY93 Q2: Continue land use and planning analyses.

NPZ-B-1-F:

Mattapan

Conduct land use analyses and adopt new zoning for Mattapan.

TM Project: 115-091 Mattapan Rezoning
115-001 Mattapan-NP

Supervisor: L. Mongelli Haar Manager: H. Monestime

Milestones: FY93 Q3: Continue zoning and land use analyses.

NPZ-B-1-G:

Andrew Square

Develop new zoning for Andrew Square Neighborhood.

TM Project: 103-030 Andrew Square IPOD

Supervisor: L. Mongelli Haar Manager: G. Morancy

Milestones: FY93 Q2: Conduct planning and zoning analyses and community review.

Priority 2: **Develop environmental policy. Help work with DEP Air Quality Division and BTM to develop legislation to accelerate adoption of improved emission control standards.**

NPZ-B-2-A:

Open Space Network

Develop and review open space programs and environmental policies in conjunction with Parks Department and Environment Department.

TM Project: 201-101 Environmental Planning
201-818 Open Space Policy Network

Supervisor: L. Mongelli Haar

Projects Assigned to Other Departments

UDD-B-0-B:

Crosstown Plan

Develop Crosstown Plan and new zoning.

TM Project: 117-106 Crosstown Plan

Supervisor: L. Mongelli-Haar Manager: C. Araujo

FY93 Q2: In conjunction with UDDP and IPD, conduct planning analyses to develop plan for Crosstown District and revised zoning.

URBAN DESIGN AND DOWNTOWN PLANNING

MISSION

Urban Design and Downtown Planning provides comprehensive planning and design services for downtown. The Department reviews all major projects, both private and public, within the Downtown and with other BRA departments, review major institutional and selected neighborhood residential and commercial projects. Urban Design and Downtown Planning manages the disposition of all BRA and selected City owned land and buildings in central Boston.

FUNCTIONS

- Manage and design review of the Downtown, selected neighborhood, and major institutional development proposals, with particular emphasis on priority projects of the BRA.
- Complete the urban design and planning analysis, public review and permanent zoning for the Downtown.
- Develop district design studies for the selected special study areas designated in the new Downtown Zoning and assist those departments completing comparable studies elsewhere in the City.
- Prepare and distribute developers kits for major BRA owned and selected City owned disposition parcels.
- Contribute to the BRA's intensive downtown and neighborhood housing production efforts through direct project management and collaboration with other departments.
- Carry out design review on all projects in the downtown and neighborhoods approved by the Board of Appeals subject to BRA Design Review.

Design Review

Mission

Provide design review services for selected development projects within the city. Assist in master planning for the Charlestown Navy Yard. Review all proposed projects in the Navy Yard for conformity with the Master Plan and Rehabilitation Guidelines. Prepare development alternatives that complement the historic district and harbor pier development.

Conduct or coordinate the comprehensive review of the environmental and infrastructure impacts of all downtown projects, and any other project for which there is a Project Impact Report, "Environmental Impact Review" or a "Development Impact Project Plan" submission. Assist in planning studies which require impact assessments. Provide comprehensive mapping and model making services to BRA staff and other City departments. Maintain computerized mapping database. Maintain archives of project drawings, photographs, mapping documents, and inactive models.

Key Projects: Projects which critically contribute to the achievement of essential City and BRA objectives.

UDD-A-0-A:

Ruggles/One Lincoln

Conduct design review for Parcel-to-Parcel Linkage Program, including One Lincoln Street downtown and Ruggles Center in Roxbury. (Pending market change.)

TM Project: 117-302..... Parcel to Parcel 1/KB 18
Supervisor: H. Russell Manager: D. Carlson

Priority 1: Coordinate with other departments in developing and working on design/environmental projects.

UDD-A-1-A:

CNY Building Stabilization Program

CNY Building Stabilization Program

TM Project: 102-121..... Building 58
 102-102..... Building 62
 102-127..... Building 75
Supervisor: H. Russell Manager: D. Carlson

UDD-A-1-C:

Building A Yard's End

A 1.5 million square feet biotech research/office space and parking garage development.

TM Project: 102-172..... Building A Yard's End
Supervisor: H. Russell

CNY Chain Forge Artifacts Relocation Program

Prudential

Harvard Club Garage

Genzyme

TNT Building

New England Medical Center

CNY Design Review

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ECD-C-2-D:

Freedom Trail

Initiate a barrier-free accessibility study of the Freedom Trail.

TM Project:117-297..... Freedom Trail

Supervisor:H. Russell Manager: D. Carlson

Milestones FY93 Q2: Prepare scope for transportation overview of Freedom Trail.

IPD-A-1-A:

Setsa

Design review of Phase II 200,000 square feet research medical office building.

TM Project:106-156..... University Associates

Supervisor:H. Russell Manager: R. Kroin

IPD-A-1-H:

Boston College Dormitories

Design review of 600 bed college dormitory building.

TM Project:108-027..... Boston College Dormitories

(IPD-A)

Supervisor:H. Russell Manager: R. Kroin

IPD-A-9:

Shriner Hospital

Design review of 250,000 square feet clinical, research, parking facility.

TM Project:104-220..... Shriner Burn Institute

Supervisor:H. Russell Manager: R. Kroin

IP-A-9:

Joslin Diabetic Clinic

Design review of 100,000 square feet clinical, research facility.

TM Project:107-100..... Joslin Diabetic Clinic

Supervisor:H. Russell Manager: R. Kroin

IPD-A-9:

Deaconess Hospital

Design review of 600,000 square feet clinical facility and a 200,000 square foot research facility.

TM Project:107-153..... Deaconess Hospital

Supervisor:H. Russell Manager: R. Kroin

IPD-A-1-G:

Beth Israel Hospital

Design review of rehabilitation and new construction of Phase I 300,000 square feet, Phase II 500,000 square feet of office, parking facilities.

TM Project:107-147..... Beth Israel Hospital

Supervisor:H. Russell Manager: R. Kroin

IPD-A-9:

Brigham and Womens Hospital

Design review of 200,000 square feet clinical support facility.

TM Project:107-134..... Brigham & Womens Hospital

Supervisor:H. Russell Manager: R. Kroin

NHD-B-0-A, B:

Chinatown

Conduct design review of Chinatown parcels, including Oak Street Village and Parcel P-12 (Don Bosco site).

TM Project:104-841..... Parcel A

104-842..... Parcel B

Supervisor:H. Russell Manager: P. Patrose

NHD-B-0-E:

Lowell Square Housing

Design review of 200 units affordable housing project at Lowell Square in the West End/North Station area.

TM Project:104-204..... Lowell Square Housing (NHD-B)

Supervisor:H. Russell Manager: P. Patrose

Developing and carrying out a community-based comprehensive planning process for each of the Downtown Special Study areas created by the Downtown Planning Commission and other departments in preparation of Downtown Special Study Area analysis.

Assist NHD in carrying out Design Review for affordable housing projects. Make recommendations to NPD staff on all neighborhood Board of Appeals projects and carry out Design Review on all such projects. Assist NPD in all urban design studies that are identified as part of the various neighborhood planning programs.

Assist in the design and review of open space and projects to ensure high quality landscape design of proposed open/public spaces. Prepare design guidelines and provide project coordination for public realm projects and private development on public land.

Key Projects: Projects which critically contribute to the achievement of essential City and BHA objectives.

NHD-B-1-A:

Downtown Board of Appeals

Carried out design review of commercial, urban design, historic and scenic for Special Study Areas created by Downtown Planning, Financial District, Courtyards Streetcarway, and West End Station.

TM Project:104-204..... Lowell Square Housing

Supervisor:H. Russell

Manager:P. Patrose

Assist NHD in carrying out Design Review for affordable housing projects. Make recommendations to NPD staff on all neighborhood Board of Appeals projects and carry out Design Review on all such projects. Assist NPD in all urban design studies that are identified as part of the various neighborhood planning programs.

Assist in the design and review of open space and projects to ensure high quality landscape design of proposed open/public spaces. Prepare design guidelines and provide project coordination for public realm projects and private development on public land.

Assist NHD in carrying out Design Review for affordable housing projects. Make recommendations to NPD staff on all neighborhood Board of Appeals projects and carry out Design Review on all such projects. Assist NPD in all urban design studies that are identified as part of the various neighborhood planning programs.

NHD-B-1-B:

Community Study

Prepare and carry out design review for the Downtown Special Study areas created by Downtown Planning, Financial District, Courtyards Streetcarway, and West End Station.

TM Project:104-204..... Lowell Square Housing

Supervisor:H. Russell

Manager:P. Patrose

Assist NHD in carrying out Design Review for affordable housing projects. Make recommendations to NPD staff on all neighborhood Board of Appeals projects and carry out Design Review on all such projects. Assist NPD in all urban design studies that are identified as part of the various neighborhood planning programs.

Urban Design

Mission

Develop and carry out a community-based, comprehensive planning process for each of the Downtown Special Study areas created by the Downtown Zoning. Coordinate other departments in preparation of Downtown Special Study Area analyses.

Assist NHD in carrying out Design Review for affordable housing projects. Make recommendation to NPZ staff on all neighborhood Board of Appeals projects and carry out Design Review on all such projects. Assist NPZ in all urban design studies that are identified as part of the various neighborhood rezoning programs.

Assist in the design and review of open spaces and projects to assure high quality landscape design of proposed open/public spaces. Prepare design guidelines and provide project coordination for public realm projects and private development on public land.

Key Projects: Projects which critically contribute to the achievement of essential City and BRA objectives.

UDD-B-0-A:

Downtown Special Study Areas

Complete comprehensive community planning, urban design analyses and zoning for Special Study Areas created by Downtown Zoning: Financial District, Cambridge Street (south side), and Stuart Street Blocks.

TM Project: 104-706..... Financial District SSA.
104-315..... Cambridge Street SSA.

Supervisor: H. Russell

Managers:

N. Tentindo, E. Schmidt, R. Kroin, S. Muirhead, T. Maistros, P. Todisco, O. Kabbani, K. Leonard, S. Swaile

Milestones: FY93 Q2:

Financial District-Zoning Commission.

Stuart Street-BRA Board Public Hearing - Zoning Commission.

UDD-B-0-B:

Crosstown Study

Prepare plan urban design and rezoning for the Crosstown Study Area to include South Bay/New Market, Melnea Cass Boulevard, West Boylston and Longwood Medical Areas.

TM Project: 117-106..... Crosstown Study
102-167..... Circumferential Transit

Supervisor: H. Russell

Managers:

N. Tentindo, E. Schmidt, R. Kroin, S. Muirhead, S. Swaile, O. Kabbani

Priority 1: Landscape design of Downtown Special Study Areas and Projects.

UDD-B-1-A:

Downtown Plans

Prepare landscape program, standards and guidelines for the Downtown Plans, as outlined in Section UDD A-1-A.

TM Project: 104-033..... Downtown Plans/Landscape
Supervisor: H. Russell Manager: S. Muirhead, P. Todisco

UDD-B-1-C:

Double Interpretive Loop

Prepare a plan for an interpretive historic trail in the Charlestown Navy Yard.

TM Project: 102-171..... Double Interpretive Loop
Supervisor: H. Russell Manager: S. Muirhead

UDD-B-1-D:

Memorials

Assist in the site review, program, formulation, competition format and design review for memorials; including the Holocaust Memorial, Beirut Memorial, Korean War Memorial and Coconut Grove Memorial; this is an ongoing project.

TM Project: 117-004..... Memorials Review
Supervisor: H. Russell Manager: S. Muirhead, P. Todisco

Ongoing Functions:

UDD-B-9-A:

BOA Design Review

Conduct Design Review for all neighborhood projects approved by the Board of Appeals subject to BRA Design Review.

TM Project: 201-090..... Zoning Board of Appeal Liaison
Supervisor: P. Patrose Manager: P. Todisco

UDD-B-9-B:

Neighborhood Design Review

Assist in the disposition and design review of BRA and city-owned parcels of land in Charlestown, Roxbury, and other neighborhoods.

TM Project: 117-354..... Neighborhood Design Review NHD
Supervisor: P. Patrose Manager: P. Todisco

UDD-B-9-C:

Neighborhood Open Space

Coordinate the design, construction and operating of plans of parks and open spaces in the neighborhoods including Worcester Square, Westland Triangle and Hayes Park.

TM Project: 117-299..... Open Space Initiative
Supervisor: S. Muirhead Manager: P. Todisco

UDD-B-9-D:

Olmsted Plaza

Assist landscape program, standards, guidelines and review for Sears/Olmsted Plaza Associates development including "missing link" of Emerald Necklace.

TM Project: 107-150..... Olmsted Park
Supervisor: H. Russell Manager: S. Muirhead, P. Todisco

UDD-B-9-E:

Capital Projects Streetscape

Assist the Capital Projects in the design and planning for streetscape improvements including St. Botolph Street and Shawmut Avenue and Union Park Street, Charlestown Streets.

TM Project: 117-050..... EDS Streetscape

Supervisor: S. Muirhead

UDD-B-9-F:

Prospectus for the Biotech Industry

Book describes state of biomed economy and details sites for expansion of biotech and biomed firms.

TM Project: 117-007..... Prospectus for Biotech Industry

Supervisor: H. Russell Manager: N. Tentindo

UDD-B-9-G:

Walsh Commission

Participation in a Mayoral Commission designed to streamline the development review process under Article 31.

TM Project: 117-123..... Walsh Commission

Supervisor: H. Russell Manager: N. Tentindo

Projects Assigned to Other Departments

ECD-C-2-D:

Freedom Trail

Assist in the organization of the Freedom Trail Revitalization Plan.

TM Project: 117-297..... Freedom Trail

Supervisor: H. Russell Manager: S. Muirhead, P. Todisco

Milestones: FY93 Q3: Prepare final specifications for signage program.

Model Shop

Mission

Build and maintain models in support of policy and development programs.

UDD-C-9-A:

Model Building

Update or create new models as necessary.

TM Project:	204-105	Government Center Foot Bridge
	103-005	Fan Pier Courthouse
	204-652	Model Making
Supervisor:	H. Russell	Manager: K. Hurley

UDD-C-9-B:

CNY Wind Study Model

Construction of a 50-scale model of the area within a 2,400-foot radius of the study site for wind tunnel testing pursuant to the CNY Buildings B and C EIR.

TM Project:	102-174.....	CNY Wind Study Model
Supervisor:	H. Russell	Manager: D. Klabin

Projects Assigned to Other Departments

ECD-C-1-A:

Shipyards Park

Update Shipyards Park model.

TM Project:	102-104.....	Shipyards Park
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UDD-B-0-A:

Cambridge Street

Cambridge Street study model.

TM Project:	104-315.....	Cambridge Street
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REAL ESTATE SERVICES

Mission

The Real Estate Services Department manages and maintains properties owned by the BRA and provides operations and facility's management services to the BRA. These include land and buildings in various stages of the development. The Department also assists the City of Boston with special neighborhood cleanup programs, and is responsible for maintaining an inventory of BRA owned real estate to help in the assembly and disposition of parcels for development.

Functions

- Inspect, evaluate, and adequately maintain BRA owned properties.
- Manage security, landscaping, removal of debris and trash, minor demolition, elimination of health and safety hazards, and building repairs.
- Maintain, repair and renovate offices.
- Maintain complete records of liability insurance for tenants and contractors.
- Maintain real estate inventory records and manage the acquisition and disposition of property from other agencies.
- Assist in assembling land for development.
- Represent the Boston Redevelopment Authority at the City's Real Property Clearinghouse Project.
- Prepare monthly status reports on BRA owned property.
- Maintain, reproduce and update the inventory of city maps for the BRA's mapping reproduction unit.
- Ensure regular transportation between City Hall, Charlestown Navy Yard, and Archives locations.
- Prepare and administer equipment, service, and supplies contracts for the maintenance of BRA property.

Property Management

Mission

Maintain the BRA's land and buildings to maximize each property's value and potential benefit to the public according to all existing Federal, State, and municipal laws, codes, and regulations.

Priority 1: Management of Group 1 properties from acquisition to disposition - maintenance, liability insurance and property records.

Group 1 includes: CNY, Charlestown, Downtown, West End, Copley Square Park, Government Center, Waterfront, South End, Mission Hill, Dudley, Roxbury, Campus High, Kittredge Square, Washington Park, Brunswick-King, and Dorchester (South).

RES-A-1-A:

Gr. 1 Prop. Mgt.

Inspect all property and manage the security, landscaping, removal of debris, building repairs, and elimination of health and safety hazards for Group 1 neighborhoods. Maintain complete records of liability insurance for all tenants and contractors.

TM Project: 102-179..... CNY Property Mgmt.
 102-279..... Charlestown Property Mgmt.
 102-135..... Historic Monument Area
 104-079..... Downtown Property Mgmt.
 104-279..... West End Property Mgmt.
 104-379..... Government Center Property Mgmt.
 104-440..... Christopher Columbus Park Mgmt.
 104-479..... Waterfront Property Mgmt.
 105-007..... Copley Square Park Property Mgmt.
 106-079..... South End Property Mgmt.
 109-179..... Mission Hill Property Mgmt.
 110-078..... Dudley Property Mgmt.
 110-079..... Roxbury Property Mgmt.
 110-179..... Campus High Property Mgmt.
 110-279..... Kittredge Square Property Mgmt.
 110-379..... Washington Park Property Mgmt.
 116-079..... Dorchester (South) Property Mgmt.

Supervisors:..... M. Bartosiak, E. Dwyer

Managers:..... P. Flebotte, D. Hurley, J. Gibbs

Milestones: FY93 Q1: Prepare and plant flower beds with 2,500 annuals in CNY and Rose Kennedy Garden.
 Permission to extend Fuel Oil Contract #3.

Priority 2: Management of Group 2 properties from acquisition to disposition - maintenance, liability insurance and property records.

Group 2 includes: East Boston, South Cove, Fenway, Brunswick-King, Hyde Park, Mattapan, and Dorchester (North).

RES-A-2-A

Gr. 2 Prop. Mgt.

Inspect all property and manage the security, landscaping, removal of debris, building repairs, and elimination of health and safety hazards for Group 2 neighborhoods. Maintain complete records of liability insurance for all tenants and contractors.

TM Project:000-579..... Archives Property Management
 101-179..... East Boston Property Management
 104-879..... South Cove Property Management
 107-079..... Fenway Property Management
 110-479..... Brunswick King Property Management
 114-079..... Hyde Park Property Management
 115-079..... Mattapan Property Management
 111-079..... Dorchester (North) Property Management

Supervisors:.....M. Bartosiak, E. Dwyer

Managers:.....D. Hurley, J. Gibbs

Milestones: FY93 Q1: Clean approximately 59,000 square feet.

RES-A-2-B:

Rental Rates

Assist Management and Budget in setting of rental rates to ensure a fair return to the BRA.

TM Project:000-326..... Rental Rates

Supervisor: M. Bartosiak

Managers:.....M. Kearney, E. Dwyer

Milestones: FY93 Q4: Evaluate proposed BRA tenant account rental increases.
 FY94 Q1: Submit and implement rental increases to BRA tenants according to their respecting agreements.

RES-A-2-C:

Insurance

Maintain complete records of liability insurance for all tenants and property management contractors.

TM Project:000-322..... Property Management Records

 117-704..... Database Management

Supervisor:E. Dwyer

Manager: D. Clark

RES-A-2-D:

Utility Permits

Review requests by Boston Gas, Boston Edison, New England Telephone, and Cablevision for entry onto BRA properties.

TM Project:000-502..... Entry Permits to BRA Properties

Supervisors:.....J. Fumara, E. Dwyer

Managers:.....D. Hurney, D. Clark

Priority 3: Management of Group 3 properties from acquisition to disposition - maintenance, liability insurance and property records.

Group 3 includes: North Station, Boylston-Essex, South Station, Jamaica Plain, Roslindale, and West Roxbury.

RES-A-3-A

Gr. 3 Prop. Mgt.

Inspect all property and manage security, landscaping, removal of debris, building repairs, and elimination of health and safety hazards for Group 3 neighborhoods. Maintain complete records of liability insurance for all tenants and contractors.

TM Project: 104-179 North Station Property Management
 104-679 Boylston-Essex Property Management
 104-779 South Station Property Management
 109-079 Jamaica Plain Property Management
 112-079 Roslindale Property Management
 113-079 West Roxbury Property Management

Supervisors:..... M. Bartosiak, E. Dwyer

Managers:..... D. Hurley, J. Gibbs

Milestones: FY93 Q1: Clean approximately 20,000 square feet.
 FY93 Q3: Clean approximately 20,000 square feet.

Projects Assigned to Other Departments

ECD-B

185 State Street Property Mgmt.

TM Project: 104-400 185 State Street

Supervisors:..... M. Bartosiak, E. Dwyer

Managers:..... P. Flebotte, D. Hurley, J. Gibbs

UDD-B

Custom House Property Mgmt.

TM Project: 104-404 Custom House

Supervisors:..... M. Bartosiak, E. Dwyer

Managers:..... P. Flebotte, D. Hurley, J. Gibbs

Intergovernmental

Mission

Conduct research on the acquisition, disposition, and evaluation of property for the BRA. Organize and assist in the acquisition, disposition, and evaluation of property by the BRA.

Key Projects: Projects which critically contribute to the achievement of essential City and BRA objectives.

RES-B-0-A:

COB Transfers

Work with NHD and General Counsel to resolve outstanding tax issues on approximately 13 parcels to be transferred to the City of Boston for open space, parking, and housing uses. Obtain authorization to transfer approximately 73,300 square feet of phase 2 streets and medians to public agencies.

TM Project:205-500..... Land Transfer to City of Boston
 Supervisor:J. Fiumara Managers:..... D. Hurney, M. Goldstein, M. Kearney, A. Michalski
 Milestones: FY93 Q1: Complete land transfers to the City of Boston.
 Record Deed for transfer F-6 to COB Real Property Department for Grove Hall's parking lot.

Priority 1: Working in conjunction with General Counsel and other departments to reduce the BRA's building and land inventory by conveying appropriate parcels to the City of Boston and other public agencies.

RES-B-1-A:

Dispo Policies / Clearinghouse

Improve property acquisition and disposition policies to assist in completion of affordable housing initiatives. Participate in the Clearinghouse with representatives from Real Property and Public Facilities departments to enhance BRA initiatives.

TM Project:117-701..... Clearing House
 Supervisor:J. Fiumara Manager: D. Hurney
 Milestones: FY93 Q2: Assist NHD in the transfer of approximately 28,700 square feet of land to assure the production of affordable housing.

RES-B-1-B:

Property Disposition

Work with General Counsel to transfer approximately 20 parcels for open space uses in the South End to the South End Land Trust. Work with NHD to dedesignate four inactive projects for future development.

TM Project:117-702..... Property Disposition
 Supervisors:.....J. Fiumara, M. Bartosiak
 Manager: D. Hurney

RES-B-1-E:

Real Estate Evaluation

Provide research data to NHD to assist with the disposition of South End and Roxbury parcels for the proposed Surplus Properties Disposition Program. Obtain authorization and conduct disposition process for approximately 6 Charlestown parcels.

TM Project:117-703..... In-House Real Estate valuation
 Supervisor:J. Fiumara Managers:..... M. Goldstein, D. Hurney, M. Kearney, R. Gonzales, A. Michalski
 Milestones: FY93 Q1: Designate 2 Charlestown parcels to qualifying abutters.

Priority 2: Manage and monitor the land records (classification property codes) of all remaining BRA property until disposition.

RES-B-2-A:

Acquisitions

Inspect and evaluate possible property acquisitions by the BRA.

TM Project: 117-705..... Real Estate Sales Research
 Supervisor: J. Fiumara Managers:..... R. Guerra, D. Hurney
 Milestones: FY93 Q1: 10 site inspections.

Ongoing Functions:

RES-B-9-B:

Dispo Committee

Coordination of the Property Disposition Committee to work with BRA departments to assemble development parcels, expedite the disposition process, and acquire large development parcels.

TM Project: 210-900..... City of Boston Public Facilities
 210-500..... City of Boston Real Property
 000-501..... Property Inventory
 Supervisor: M. Bartosiak Managers:..... J. Fiumara, M. Kearney

RES-B-9-C:

Development Suitability/Loop Checks

Maintain and evaluate development suitability (classification codes) of complete inventory of all property, water rights, and residual interests held by the BRA. Complete loop checks on all property being acquired/disposed by the BRA. These checks are comprised of reports by the Rent Equity Board, Arson Commission, Fair Housing Commission, and the Tax Title Office.

TM Project: 000-501..... Property Inventory
 000-665..... MIS Training
 000-503..... Property Acquisition
 117-704..... Database Management
 Supervisor: M. Bartosiak Managers:..... J. Fiumara, M. Kearney, A. Michalski, D. Hurney, M. Goldstein

Projects Assigned to Other Departments

GEN-A-1-C:

Roxbury Heritage State Park

Work with NHD and General Counsel to transfer approximately 75,418 square feet to Department of Environmental Management (DEM) for Roxbury Heritage State Park (RHSP).

TM Project: 110-103..... Roxbury Heritage State Park
 Supervisor: M. Bartosiak Manager: J. Fiumara, R. Cahill
 Milestones: FY93 Q1: Transfer parcels to DEM.

Operations and Facilities Management

Mission

Maintain, repair, and renovate BRA offices and facilities. Provide courier and transportation services between City Hall and other offices. Also provide prints of maps, site plans and aerial photography to BRA staff, state, county, and city departments, as well as to the public. Provide office support services needed to execute effectively the BRA's programs, including: central word processing, photocopying, mail distribution, messenger services, and switchboard operation.

Priority 1: Coordinate and manage facilities maintenance and computer inventory programs for all BRA's facilities and office equipment.

RES-C-1-A:

Facilities Maintenance

Monitor the maintenance program for the BRA's facilities and office space.

TM Project:	000-302.....	Facilities Maintenance
	000-700.....	Space Management
	117-700.....	Construction Management
Supervisor:	J. George	Manager: J. Wilson
Milestones: FY93 Q1:		Clean 50% of the BRA space in City Hall by painting, shampooing, polishing and waxing of surface areas.
	FY93 Q2:	Complete the remaining maintenance procedures to finish the cleaning of BRA space in City Hall.
	FY93 Q3:	Clean 50% of the BRA space in City Hall by painting, shampooing, polishing and waxing of surface areas.
	FY93 Q4:	Complete the remaining maintenance procedures to finish the cleaning of BRA space in City Hall.

RES-C-1-B:

Inventory

Maintain the computer inventory of furniture and office equipment.

TM Project:	000-661.....	Furniture/Office Equipment Distribution & Maintenance
	000-662.....	Furniture/Office Equipment Inventory
Supervisor:	M. Kearney	Manager: J. George
Milestones: FY93 Q1:		Complete examination and adjustments of scheduled Fixed Asset Inventory with Administration & Finance.

Ongoing Functions:

RES-C-9-A:

Word Processing

Provide word processing, maillist and desktop publishing services to support BRA operations.

TM Project:	000-303.....	Word Processing
Supervisor:	J. George	Manager: R. Downey

RES-C-9-B:

Phone Service

Provide switchboard and telephone service.

TM Project:	000-110.....	Switchboard
Supervisor:	J. George	Manager: N. Healy

RES-C-9-C:

Copy/Mail Service

Operate central copy and mail services and support distributed copy machines.

TM Project:000-300..... Photocopy

Supervisor:J. George Manager: J. George

RES-C-9-D:

Shuttle Service

Ensure regular transportation between City Hall, Charlestown Navy Yard, and Archives location.

TM Project:000-400..... Van / Courier Service

000-401..... Traffic and Parking Hearings

Supervisor:J. George Manager: J. Wilson

RES-C-9-G:

BRA Mapping Reproduction

Assist Neighborhood Planning and Zoning in preparation of Zoning Board of Appeal locational maps, approximately 350 maps per quarter, Mapping Reproduction services for BRA, public agencies and general public.

TM Project:204-300..... Map Reproduction Services

204-310..... Map Administration Services

204-330..... Map Updating

Supervisor:J. George Manager: L. Christos

ADMINISTRATION AND FINANCE

Mission

The Administration and Finance Department records and reports on the BRA's financial activities, develops and implements administrative policies and procedures, and provides the following services to all departments: human resources, administrative support, purchasing, and MIS.

Functions

- Manage and maintain the financial records and safeguard the assets of the BRA.
- Develop and maintain an interactive management information system.
- Develop and carry out human resources policies and procedures, and employee training programs.
- Monitor affirmative action performance for all contracts.
- Implement the Minority and Women Business Enterprise Program.
- Provide staff and graphics services.

Budget & Finance

Mission

Maintain the Financial Management System which includes keeping complete records of financial transactions and ensuring that accounting controls safeguard the BRA's assets.

Develop the annual operating budget, monitor and report on operating revenues and expenses, monitor the BRA's contractual agreements with vendors, developers and development groups, and monitor the BRA's purchases for compliance with the executive order on minority and women business enterprises.

Provide computerized information management and technical support services to support financial record keeping, development, analysis, research, and general office functions within the BRA.

Priority 1: Maintain the BRA's financial management system, forecast revenues and expenses, and report on financial performance.

A&F-A-1-A:

Budget Report

Prepare budget-to-actual reports on operating revenues and expenses.

TM Project:000-653..... Monthly Finance Reports

Supervisor:J. Noonan Managers:..... H. Abbey/F. Kelliher/M. LaTerz

A&F-A-1-B:

3 Yr. Forecast

Revise three-year revenue and expense forecast.

TM Project:000-614..... Revenue and Expense Forecasts

Supervisor:J. Noonan Manager: J. Noonan

A&F-A-1-C:

BRA Audit

Conduct independent audit of BRA's financial statements for year ending September 30, 1991.

TM Project:000-627..... End of Year Audit

Supervisor:J. Noonan Managers:..... F. Kelliher/M. LaTerz

A&F-A-1-D:

Federal Audit

Conduct audit of Schedule of Federal Financial Assistance for year ending September 30, 1991.

TM Project:000-626..... End of Year Audit A&F A-1-C

Supervisor:J. Noonan Managers:..... F. Kelliher/M. LaTerz

A&F-A-1-E:

Developer's Audit

Monitor and audit developer's compliance with lease agreements.

TM Project:000-628..... Developer's Audit

Supervisor:J. Noonan Managers:..... A. Lawrence

A&F-A-1-F:**Non-Profit Audits**

Monitor and audit grants and loans to non-profits.

TM Project: 000-629..... Non-Profit Audits
 Supervisor: J. Noonan Managers:..... A. Lawrence

Priority 2: Monitor contractual agreements between the BRA and developers, development groups, and vendors (with particular attention to the Mayor's Executive Order on M/WBE vendors).

A&F-A-2-A:**Collection Program**

Execute an aggressive collections program.

TM Project: 000-650..... Collections/Accounts Receivable
 Supervisor: J. Noonan Manager: A. Lawrence

A&F-A-2-B:**Expense Program**

Monitor expenses for purchasing and contractual services paid for by the BRA.

TM Project: 000-605..... Contract Management
 Supervisor: J. Noonan Manager: H. Abbey

A&F-A-2-C:**Inventory**

Maintain fixed asset inventory system.

TM Project: 000-651..... Fixed Asset Inventory
 Supervisor: J. Noonan Managers:..... M. LaTerz/B. O'Dwyer

Ongoing Functions:**A&F-A-9-A:****Micro Vax**

Support Financial Management, Program Budget/Time Management, Property Management and Real Estate Inventory, and Purchasing on the BRA's Micro Vax and personal computers.

TM Project: 000-604..... Management Information System
 Supervisor: J. Noonan Manager: H. Abbey

A&F-A-9-B:**Personal Computers**

Maintain the BRA's personal computers and related equipment, and provide support to PC users throughout the BRA.

TM Project: 000-664..... PC Support
 Supervisor: H. Abbey Manager: A. Thompson

A&F-A-9-C:**M/WBE Program**

Monitor the BRA's purchases from minority/women business enterprises to comply with the Mayor's Executive Order.

TM Project: 000-659..... Mayor's Order on Minority/Women Business Enterprises
 Supervisor: J. Noonan Manager: A. Lawrence

Human Resources

Mission

Utilize human resource to implement organizational goals including: ensuring equal opportunities to minorities, women, disabled persons and Vietnam-era veterans; complying with federal and state statutes; and carrying out policies and programs to assist in the management of the workforce; and enhance contract compliance monitoring.

Key Projects: Projects which critically contribute to the achievement of essential City and BRA objectives.

A&F-B-0-A:

Downsizing the BRA Workforce

Work with staff to improve the efficiency and reduce the size of the BRA's workforce. Manage incentive plan and outplacement programs.

TM Project:000-632..... BRA Workforce
000-113..... Retirement Incentive

Supervisor: B. McLennan

Priority 1: Workforce Programs. Provide policies and programs to assist in management of workforce.

A&F-B-1-A:

Drug Free Workplace

Comply with the Drug Free Workplace Act.

TM Project:000-627..... State/Federal Statute Compliance

Supervisor: B. McLennan Manager: A. Grant

A&F-B-1-B:

Work Force Equity

Achieve the equitable participation of protected groups in all job categories. Thirty-three percent minority composition of the work force and 53% women.

TM Project:000-200..... Affirmative Action Plan

000-202..... Job Description/Analysis

Supervisor: B. McLennan Managers:..... L. Tuttle/B. Payne

A&F-B-1-C:

Personnel Policy

Produce and revise Personnel Policy, produce Employee Handbook.

TM Project: 000-619..... Personnel Policy

Supervisor: B. McLennan Manager: L. Tuttle

Milestones:	FY93 Q1:	Obtain necessary review and approval of revised Policy.
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FY93 Q1:	Obtain necessary review and approval of revised Policy.
FY93 Q2:	Distribute updated Policy to department heads and provide training on policy.

FY93 Q4: Update Employee Handbook based on amended Personnel Policy.

Have updated Handbook retyped by Word Processing.

Review and obtain approval of updated Handbook.

A&F-B-1-E:

Procedure Manual

Produce Human Resources Procedures manual.

TM Project: 000-624..... Procedure Manual

Supervisor: B. McLennan Manager: B. Payne

Milestones: FY93 Q4: Prepare draft based on new Personnel Policy.
Obtain Director's office approval on draft manual.

A&F-B-1-F:

Employee Training

Provide training programs for staff and supervisors.

TM Project: 000-620..... EAP

000-321 Employee Training

Supervisor: B. McLennan Managers:..... L. Tuttle/A. Grant

Ongoing Functions:

A&F-B-9-A:

Right-to-Know

Comply with Right to Know Law, train new staff within 30 days of hire, work with Safety Committee.

TM Project: 000-627 State/Federal Statute Compliance

A&F-B-2-A

Supervisor: B. McLennan Manager: L. Tuttle

A&F-B-9-B:

Summer Employment Program

Manage summer employment program.

TM Project: 000-205..... Summer Employment Program

Supervisor: B. McLennan Manager: B. McLennan

Staff Services and Graphic Design

FY93 BUDGET

Mission

Provide office and graphic support services needed to execute effectively the BRA's programs

Ongoing Functions:

A&F-C-9-A:

Purchasing

Assure compliance with purchasing laws and procedures. Purchase supplies and equipment necessary for proper BRA operations.

TM Project:000-660..... Purchasing

Supervisor:J. Noonan Manager: B. O'Dwyer

A&F-C-9-B:

Graphics

Provide graphic services to support BRA and City programs and initiatives.

TM Project:000-301..... Graphics

Supervisor:J. Noonan Manager: B. Costa

THE OPERATING BUDGET

FY93 BUDGET

The CBA's FY93 operating budget alternative represents a balance between the agency's stated policy goals for the coming year and the way the objectives described and detailed in the Budget Summary. The following table shows the budget for each of the agency's major programs.

III

THE OPERATING BUDGET

The BRA's FY93 operating budget allocates resources to achieve the agency's vital policy goals in the coming year emphasizing the objectives described and detailed in the Work Program. The Budget provides the resources to attain the policy goals established by the Mayor, the Board of Directors of the BRA and the community.

The FY93 budget is in balance at \$14,368,000. The FY94 budget is projected to at \$13,332,000, a 7.2% reduction. This continues the BRA program of reducing activities and programming to meet changes in the economy and the needs of the community.

- At 169 personnel the BRA will continue to respond to the planning and development needs of the City of Boston.
- Support for City agencies will continue with six staff and at a level of \$300,000.

Property Management Services	\$25	\$13
Administrative Support	\$90	\$80
Operating Expenses	\$3,365	\$2,693
OTHER EXPENSE		
Revolving Charges	\$87	\$98
Support of City Agencies	\$300	\$300
Development Projects	\$375	
TOTAL COST OF OPERATIONS	\$4,027	\$3,091

BRA OPERATING BUDGET

(Dollars in Thousands)

Account

FY 93 FY 94
Budget Projected**SUMMARY****OPERATING INCOME**

Rental Income	1,400	1,450
Lease & Equity Income	2,800	3,000
Project Income	9,652	8,366
Other Income	516	516
TOTAL OPERATING INCOME	14,368	13,332

OPERATING EXPENSE

Personnel	10,326	9,962
Occupancy Costs	490	200
Contractual Services	805	798
Property Management Services	825	815
Administrative Expense	920	862
BRA OPERATING EXPENSE	13,366	12,637

OTHER EXPENSE

Restructuring Charges	467	395
Support of City Agencies	300	300
Development Initiative	235	
TOTAL COST OF OPERATIONS	14,368	13,332

BRA OPERATING BUDGET

(Dollars in Thousands)

Account	FY 93	FY 94
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	Budget	Projected
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PERSONNEL

EMPLOYEE LEVEL - EOY	169	159
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Employee Wages & Salaries	7,176	6,886
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Part-Time, Interns, and Overtime	410	394
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Subtotal, Personnel Costs	7,586	7,280
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EMPLOYEE BENEFITS

City Pension Contribution	1,515	1,515
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Hospitalization & Life Insurance	1,045	1,000
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Workers' Compensation	180	167
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Subtotal, Employee Benefits	2,740	2,682
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Total, Personnel Expense	10,326	9,962
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OCCUPANCY COSTS

Rent, Operating and Utility Expense	490	200
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CONTRACTUAL SERVICES

Legal Consultants	325	325
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Research	125	120
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Planning & Development	300	300
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Engineering	55	53
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Total, Contractual Services	805	798
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BRA OPERATING BUDGET

(Dollars in Thousands)

Account	FY 93	FY 94
	Budget	Projected

PROPERTY MANAGEMENT SERVICES

Building and Land Maintenance	300	300
Board-Up and Fencing	45	45
Insurance	230	225
Security	115	115
Snow Removal	25	24
Supplies & Equipment	35	34
Utilities	40	38
Vehicle Maintenance	35	34
Total, Property Management	825	815

ADMINISTRATIVE EXPENSES

Advertising	40	38
Audits	125	100
Business Travel	20	19
Library Services	45	43
Employee Education	20	18
Graphic Design	70	67
Mapping & Model Making	25	24
Office Supplies	75	72
Postage	45	43
Telephone Services	230	221
Data Processing Equipment	80	77
Copy Machine Rental	85	82
Copy Supplies	20	19
Printing & Outside Copy Service	40	38
Total, Administrative	920	862

BRA OPERATING BUDGET

(Dollars in Thousands)

Account

FY 93 FY 94
Budget Projected**SUPPORT OF CITY AGENCIES**

EMPLOYEE LEVEL - EOY	6	6
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PERSONNEL

Board of Appeal & Zoning Commission	70	70
Midtown / Cultural District	32	32
Boston Civic Design Comm.	67	67
Archives	60	60
Subtotal, Personnel	229	229

TECHNICAL SERVICES

Mayor's Development Office	55	55
Landmarks Commission	16	16
Subtotal, Technical Services	71	71

TOTAL,

SUPPORT OF CITY AGENCIES	300	300
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RESTRUCTURING CHARGES

Employee Wages & Salaries	156	144
City Pension Contribution	32	28
Hospitalization & Life Insurance	21	19
Workers' Compensation	4	4
Unemployment Insurance	254	200
Subtotal restructuring Charges	467	395

DEVELOPMENT INITIATIVE

Custom House Personnel	45	
Custom House Security	90	
Custom House Utilities	80	
Custom House Insurance	20	
Subtotal Development Initiative	235	

FY93 CAPITAL BUDGET

IV

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EXECUTIVE SUMMARY

A year end assessment of the Capital Improvement Projects Program undertaken by the Boston Redevelopment Authority during fiscal 1992 shows continued progress towards the goals of economic growth and the stabilization of Boston's tax base, neighborhood stabilization, and preserving the quality of life throughout the City. As we enter fiscal year 1993, we are at the closeout stage for street and sidewalk work and the reconstruction of a public park in the South End. Moreover, we are currently in the midst of one of the largest public improvement projects ever undertaken by the BRA, the complete reconstruction of 26 streets in Charlestown. This project involves close and highly intricate coordination by the BRA with the Boston Water and Sewer Commission, the ongoing Central Artery North Area effort and major public utility companies. In addition, the innovative agreement for funding the public improvements component of the Ruggles Center project has been implemented, and construction of the initial phase of that endeavor. The new Registry of Motor Vehicles building is now underway.

During the past year, the engineering and design of public improvements to support the revitalization of the Custom House also moved ahead, with the award of a contract to Pressley Associates. The air rights component of the South Station redevelopment moved closer to reality in the past year, with the awarding by the Massachusetts Bay Transportation Authority of a contract for the construction of the second phase of the project, the bus terminal. Upon completion of the terminal, the "South Station Technopolis" can then proceed.

Finally, the BRA moved ahead during fiscal 1992 with innovative plans to improve the physical structure of the non-profit Courageous Sailing Center, headquartered upon Pier 4 in the Charlestown Navy yard and utilized at no charge by the City's youth to learn the elements of sailing, seamanship and team effort each year.

CONSTRUCTION

South End Street Improvements Contract J-2

TM# 106-221

Background

Scheduled street improvements for Contract J-2 include bituminous street pavement and brick sidewalks, street trees, and acorn lighting. The streets in Contract J-2 are:

- Dartmouth Place - Dartmouth to End
- West Canton Street - Warren to Tremont
- Montgomery Street - West Canton to Union Park Street.
- Pembroke Street - Warren to Tremont
- East Concord Street - Washington to Harrison

However, Dartmouth Place will retain existing streetlights, and the narrowness of this street makes the installation of street trees impractical.

Status

97% Complete

Bids were opened June 20, 1990, and Todesca Equipment Co. was recommended to the Board as the contractor. Construction began in September of 1990 and as of September, 1992, we are awaiting only the completion of minor punch list items and release from the contractor before closing out the project.

Team

Engineer	William Barbato
Street Design	C.E. Maguire
Resident Engineer	Bryant Associates
Contractor	Todesca Equipment

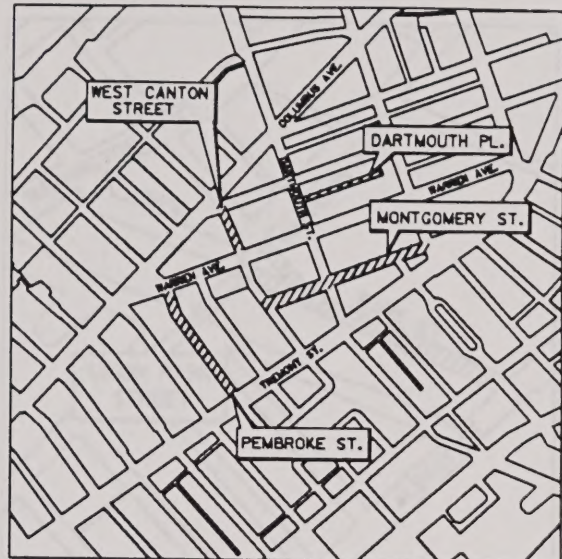
Cost	Estimate	Contract	Billed
Design	185,616	145,000 ¹	142,066 ¹
Resident Eng.	114,708	110,000 ²	100,804
Construction	2,057,271	1,197,920	1,046,115
Total	2,357,595	1,452,920	1,288,985

Funding	Original	Current	Billed
City Cap. FY92 ²	1,315,336		1,280,188

¹ Portion of larger contract for South End

² J-2 Component of larger contract

³ Original funding of \$2,123,000 for all South End Streets



Contract J-2 Schedule

Funding approval	
Board approval solicitation	
Solicit RFQ	
Short list firms	
Issue RFP	7/8/88
Receive proposals	7/13/88
Staff recommend consultant	
Board approve consultant	
Contract signed	
Preliminary design	
50% contract documents	
Bid documents complete	6/11/90
Board authorize bidding	7/14/88
Advertisement for bids	6/1/90
Bids received	6/20/90
Board award construction contract	7/12/90
Pre-construction conference	8/29/90
Notice to proceed	9/1/90
Contract completion date	(11/15/92)
Contractor's Release	(12/15/92)
Consultant's Release	(12/15/92)
Close out	3/15/92

South End Street Contract E-2

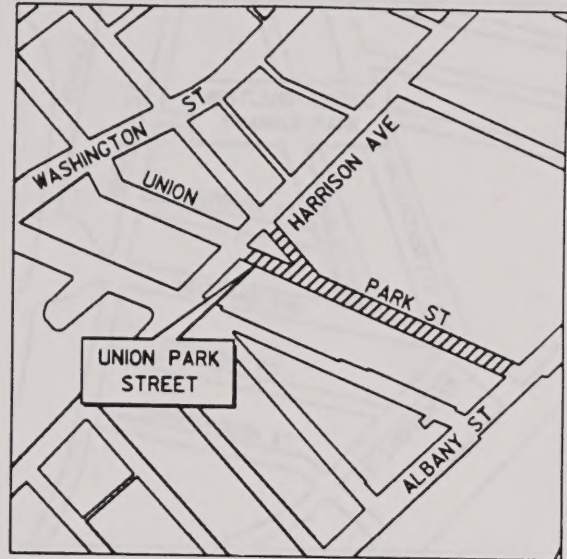
TM# 106-221

Background

As a result of a major BWSC project on Union Park Street, the streets that initially comprised Contract E-2 were reprogrammed to expedite their reconstruction. With the BWSC work complete, Union Park Street is the only street in contract E-2. The close proximity of Waltham Square, called Monsignor Lally Park by the BRA, has found it most convenient to combine the Lally Park restoration with the Union Park Street reconstruction. The park contains two of the largest and finest specimens of English Elms in the Boston area. It is feared that if the projects are to be completed separately, the disruption caused by construction may permanently damage these trees.

Status**98% Complete**

Contract E-2 and the perimeter of Lally Park were combined, Bryant Associates was the engineer for the street portion of the work, and Moriece & Gary was retained as the landscape architect for Lally Park. On March 14, 1991, the Board awarded a construction contract to Mario Susi and Son. Work was completed in mid-October, 1991.

**Team**

Manager	Richard Burke
Chief Project Engineer	William Barbato
Street Design	C.E. Maguire
Park & Resident	Moriece & Gary

Cost	Estimate	Contract	Billed
Design	55,786	55,786	55,786
Design/Res. Eng.	93,120	93,120	92,650
Construction	427,573	290,524	234,487
Total	575,479	439,430	371,749

Funding	Original	Current	Billed
City Capital FY'85 ¹	807,846	413,122	368,319
Total	807,846	413,122	368,319

¹Balance from J-2

Contract E-2 Schedule

Funding approval	.	.	.	.	.
Board approval solicitation	.	.	.	.	.
Solicit RFQ	.	.	.	.	.
Short list firms	.	.	.	.	.
Issue RFP	.	.	.	.	7/8/88
Receive proposals	.	.	.	.	7/13/88
Staff recommend consultant	.	.	.	.	.
Board approve consultant	.	.	.	.	10/26/80
Contract signed	.	.	.	.	10/28/88
Preliminary design	.	.	.	.	11/15/88
50% contract documents	.	.	.	.	3/15/89
Bid documents complete	.	.	.	.	8/15/89
Board authorize bidding	.	.	.	.	9/13/90
Advertisement for bids	.	.	.	.	1/15/91
Bids received	.	.	.	.	2/5/91
Board award construction contract	.	.	.	.	3/14/91
Pre-construction conference	.	.	.	.	3/28/91
Notice to proceed	.	.	.	.	4/26/91
Contract completion date	.	.	.	.	11/15/92
Contractor's Release	.	.	.	.	.
Consultant's Release	.	.	.	.	.
Close out	.	.	.	.	(3/15/93)

Westland Avenue Triangle Park (Contract 14D)**TM# 107-114****Background**

A result of major roadway realignments associated with the Fenway Urban Renewal Plan was the creation of a large/triangle island at the corner of New Edgerly Road and Westland Avenue. Originally intended to be improved with funds from an Urban System grant for Massachusetts Avenue, the triangle remained unimproved and a major concern for area residents, businesses, and institutions. Its transformation into an urban park is an important community benefit.

Status**98% Complete**

Robert Stevenson and the Boston-Fenway Program Inc. have been working with Authority staff to design a mini-park for the site. As a result of a competition held by the Institute of Contemporary Arts, a sculpture will be donated. The artist, Taylor McLean is a Fenway resident. The BRA Board awarded the construction contract to Mario Susi Brothers, Inc. on August 15, 1990. Close out of this project is scheduled for the November, 1992.

**Team**

Manager	Richard Burke
Landscape Staff	Patrice Todisco
Chief Project Engineer	Basil Adams
Consultant	Universal Engineering
Contractor	Mario Susi & Son

Cost	Estimate	Contract	Billed
Design/Res.	62,000	54,000 ¹	44,049
Construction	187,320	190,548	179,872
Total	199,320	244,548	223,921

Funding	Original	Current	Billed
Browne	35,000		35,000
Browne Cont.	50,000		
Henderson	30,000		
Private	10,200		
PRUPAC	20,000		20,000
BRA (Balance)	31,250		31,250
Total	176,250		86,250

¹Part of a larger contract for the Fenway area

Westland Ave. Triangle Schedule

Funding approval	.	.	.	.	.	.	.
Board approval solicitation	.	.	.	.	.	.	NA
Solicit RFQ	.	.	.	.	.	.	NA
Short list firms	.	.	.	.	.	.	NA
Issue RFP	.	.	.	.	.	.	NA
Receive proposals	.	.	.	.	.	.	NA
Staff recommend consultant	.	.	.	.	.	.	NA
Board approve consultant (Amnd.#5)	.	.	.	.	.	.	2/5/87
Contract amended	.	.	.	.	.	.	.
Preliminary design	.	.	.	.	.	.	.
50% contract documents	.	.	.	.	.	.	12/15/87
Bid documents complete	.	.	.	.	.	.	6/15/90
Board authorize bidding	.	.	.	.	.	.	11/30/89
Advertisement for bids	.	.	.	.	.	.	7/6/90
Bids received	.	.	.	.	.	.	7/25/90
Board award construction contract	.	.	.	.	.	.	8/15/90
Pre-construction conference	.	.	.	.	.	.	9/18/90
Notice to proceed	.	.	.	.	.	.	(11/19/90)
Contract completion date	.	.	.	.	.	.	5/15/92
Contractor's Release	.	.	.	.	.	.	6/10/92
Consultant's Release	.	.	.	.	.	.	(11/15/92)
Close out	.	.	.	.	.	.	(2/15/92)

Douglass Plaza: Parcel 16**TM# 106-107****Background**

To complement the Douglass Plaza Housing Development, the BRA is constructing Douglass Park, a new street between Columbus Avenue and Tremont Street, and a small plaza on the site. Scheduled work includes new street pavement, brick on bituminous concrete sidewalks, street lighting and trees.

Status**98% Construction**

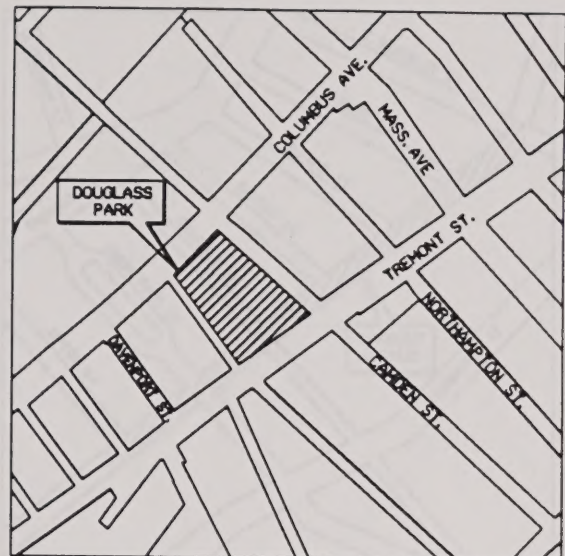
H. W. Moore was selected as the engineering and design consultant on the 26th of January 1989. The firm of Schreiber & Associates provided site planning and landscape architectural input. Todesca Equipment Co. was awarded the construction contract with a bid of \$656,026 on October 26, 1989. We are awaiting Todesca's completion of punchlist items and certificate and release before closing out contract.

Team

Construction Engineer/Manager	Bill Adams
Landscape Staff	Ann Johnson
Design Consultant	H.W. Moore
Contractor	Todesca Equipment Co.

Cost	Estimate	Contract	Billed
Des. & Res. Eng.	102,804		102,804
Construction	656,026		656,026
Total	758,830		758,830

Funding	Original	Current	Billed
CDAG '87	966,700		604,514
Total			

**Douglass Plaza: Parcel 16 Schedule**

Funding approval	1987
Board approval solicitation	10/13/88
Solicit RFQ	10/14/88
Short list firms	11/9/88
Issue RFP	11/15/88
Receive proposals	12/2/88
Staff recommend consultant	1/26/89
Board approve consultant	1/26/89
Contract signed	1/27/89
Preliminary design	4/5/89
50% contract documents	
Bid documents complete	11/89
Board authorize bidding	7/27/89
Advertisement for bids	9/27/89
Bids received	10/17/89
Board award construction contract	10/26/89
Pre-construction conference	11/10/89
Notice to proceed	11/13/89
Contract completion date	10/15/90
Contractor's Release	(11/15/93)
Consultant's Release	(12/15/92)
Close out	(3/15/93)

Shawmut Avenue

TM# 106-212

Background

At the request of the Shawmut Avenue Neighborhood Association, the Authority prepared engineering estimates for the reconstruction of Shawmut Avenue between Upton and East Berkeley Streets. Scheduled work includes new street pavement, brick sidewalks, trees, and street lighting.

Status 95% Complete

On March 14, 1991, the Board awarded the construction contract to Mario Susi and Son. Work is now underway, with brick and concrete sidewalks and the street repaving. Final paving of the street was done by November of 1991, with a contract closeout scheduled for Fall, 1992. With the planting of trees completed, we anticipate a final release from Susi & Sons and closeout in the immediate future.

Team

Manager	Richard Burke
Chief Project Engineer	William Barbato
Design/Resident Eng.	Bryant Associates
Contractor	Mario Susi and Son

Cost	Estimate	Contract	Billed
Design	166,028	166,028	162,867
Construction	1,177,635	716,492	662,288
Total	1,343,663	882,520	825,155

Funding	Original	Current	Billed
City Capital Fy'92*	900,000		808,658

*FY'88/FY'89 OCP approved \$1,863,000 in funds



Shawmut Ave. Schedule

Funding approval	.	.	.	.	.	.
Board approval solicitation	.	.	.	.	.	.
Solicit RFQ	.	.	.	.	.	.
Short list firms	.	.	.	.	.	.
Issue RFP	.	.	.	.	.	.
Receive proposals	.	.	.	.	.	.
Staff recommend consultant	.	.	.	.	.	.
Board approve consultant	.	.	.	.	5/25/89	.
Contract signed	.	.	.	.	11/13/89	.
Preliminary design	.	.	.	.	.	.
50% contract documents	.	.	.	.	.	.
Bid documents complete	.	.	.	.	.	.
Board authorize bidding	.	.	.	.	.	.
Advertisement for bids	.	.	.	.	.	.
Bids received	.	.	.	.	1/30/91	.
Board award construction contract	.	.	.	.	3/14/91	.
Pre-construction conference	.	.	.	.	4/1/91	.
Notice to proceed	.	.	.	.	5/6/91	.
Contract completion date	.	.	.	.	5/15/92	.
Contractor's Release	.	.	.	.	(11/15/92)	.
Consultant's Release	.	.	.	.	(12/15/92)	.
Close out	.	.	.	.	2/15/93	.

Hayes Park

TM# 106-202

Background

Located at the corner of West Canton Street and Warren Avenue in the South End Project Area, the BRA designed and built a temporary park in 1969 on the site of a church that had been destroyed by fire. Immediately after construction the park began to settle, causing the edge of the playground and pavement to buckle and in some cases pull up completely. The park has yet to stabilize. Other problems include a wall which is in a state of disrepair and a grassy slope that has created an isolated area. Play equipment for children is also in poor condition. Since its construction, the park has not received capital funds.

Status

95% Complete

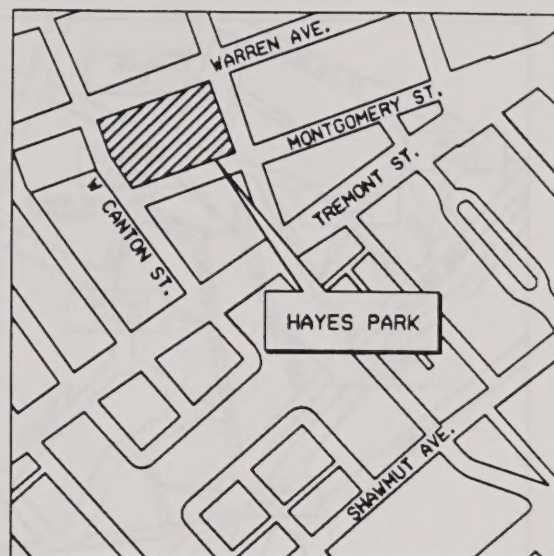
A neighborhood group has formed the Friends of Hayes Park to secure funding for necessary park improvements, including filling the subsurface to prevent further settling, fencing the park, redesigning the play area and adding equipment and additional trees. On March 14, 1991, the Board voted to award a construction contract to Jon B. D'Allesandro Construction. Work proceeded and was substantially complete by November, 1991. On May 7, 1992, Change Order No.2 was authorized to add gates and a brick sidewalk on Warren Avenue. We look forward to completion of this work and final closeout before the end of 1992.

Team

Landscape Staff	Ann Johnson
Chief Project Engineer	William Barbato
Wall & Park Design	C.E. Maguire
Design/Resident Eng.	Paul C.K. Lu Associates
Geotechnical Consultant	Haley & Aldrich
Contractor	Jon B. D'Allesandro

Cost	Estimate	Contract	Billed
Wall Repair	9,516	9,516	9,516
Design	109,959	101,965	101,965
Construction	416,055	330,919	293,540
Total	535,530	442,400	405,021

Funding	Original	Current	Billed
City Cap. FY'89	500,000	436,360	369,170
Total	500,000	436,360	369,170



Hayes Park Schedule

Funding approval	June 1989
Board approval solicitation	9/29/88
Solicit RFQ	10/14/88
Short list firms	11/16/88
Issue RFP	12/5/88
Receive proposals	12/15/88
Staff recommend consultant	5/25/89
Board approve consultant	12/4/89
Contract signed	4/12/89
Preliminary design	4/12/90
50% contract documents	5/1/90
Bid documents complete	1/18/91
Board authorize bidding	6/14/90
Advertisement for bids	1/18/91
Bids received	2/8/91
Board award construction contract	3/14/91
Pre-construction conference	3/29/91
Notice to proceed	4/15/91
Contract completion date	(11/10/92)
Contractor's Release	(12/15/92)
Consultant's Release	(1/15/92)
Close out	(2/15/93)

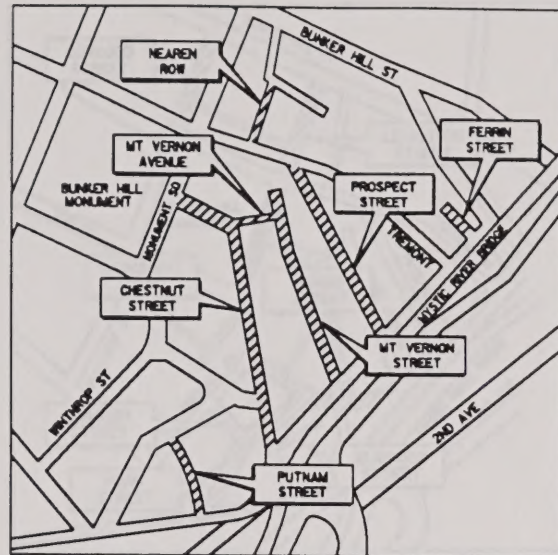
Mt. Vernon Street Area Street Improvements Contract V-2

TM# 102-236

Background

Work will include street and sidewalk paving, trees, lighting and storm drain improvements. Contract V-2 provides for improvements to the following streets in the Mt. Vernon Street Area of Charlestown:

- Chestnut Street-Monument Sq. to Lowney Way
- Mt. Vernon Avenue-Chestnut St. to Mt. Vernon
- Mt. Vernon Street-Lowney Way to end
- Nearen Row-Tremont St. to Ferrin St.
- Seminary Street-Austin St. to Lawrence St. (not on map.)
- Prospect Street-Lowney Way to Tremont Street
- Putnam Street-Lowney Way to Common Street.
- Ferrin Street - Lowney Way to End.

**Status****30% Construction**

On March 12, 1992, the Board awarded a contract for the complete reconstruction of 26 streets in Charlestown to the low bidder, John Mahoney Construction Company. Work proceeded throughout the spring and summer, but Mahoney's own financial difficulties left him unable to complete the job. The BRA immediately demanded that the surety bonding company settle all outstanding claims, indemnify the Authority against financial loss, and name a replacement contractor. On September 24, 1992, St. Paul Mercury Insurance, as provider of the surety bond, named _____ as General Contractor to complete the project. Work will resume on or about October 1, 1992, and we anticipate its completion in the fall of 1993.

Team

Project Manager	Richard Burke
Liaison	Peter Looney
Chief Project Engineer	Bill Barbato
Consultant: Design	Edward & Kelcey
Consultant: Resident	Bryant

Cost	Estimate	Contract	Billed
Design: E&K	529,314		529,295
Res.: Bryant	292,700	298,319	107,934
Cont: Mahoney	3,872,757	3,966,401	642,416
Total	5,073,991		521,305

Funding

City Capital FY'92	4,461,600	1,115,400
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Contract V-2 Schedule

Funding approval	
Board approval solicitation	
Solicit RFQ	
Short list firms	
Issue RFP	
Receive proposals	
Staff recommend consultant	
Board approve consultant	
Contract signed	
Preliminary design	
50% contract documents	
Bid documents complete	
Board authorize bidding	4/19/90
Advertisement for bids	2/8/92
Bids received	2/21/92
Board award construction contract	3/12/92
Pre-construction conference	
Notice to proceed	4/21/92
Contract completion date	
Close out	

Adams Training Field Area Street Improvements Contract V-4**TM# 102-239****Background**

Work will include street and sidewalk paving, trees, lighting and storm drain improvements. Contract V-4 provides for street improvements in the Adams Training Field Area of Charlestown. Streets included in this contract are:

- Adams Street - Winthrop St. to Lowney Way
- Common Street - Winthrop St. to Adams St.
- Concord Street - Monument Sq. to Bunker Hill St.
- Ellwood Street - Putnam to end
- Lexington St- Monument Sq. to Bunker Hill St.
- Monument Court - Winthrop St. to end, and
- Park Street - Common St. to Warren St.

Status**30% Construction**

On March 12, 1992, the Board awarded a contract for the complete reconstruction of 26 streets in Charlestown to the low bidder, John Mahoney Construction Company. Work proceeded throughout the spring and summer, but Mahoney's own financial difficulties left him unable to complete the job. On August 27, 1992, the bonding company, St. Paul Mercury Insurance, notified the BRA by letter that "no further contract funds are to be released . . . without the written consent and direction of St. Paul." The BRA immediately demanded that the surety bonding company settle all outstanding claims, indemnify the Authority against financial loss, and name a replacement contractor. On September 29, 1992, the bonding company, named Mario Susi & Sons, Inc. as General Contractor to complete the project. Work will resume on or about October 1, 1992, and we anticipate its completion in the fall of 1993.

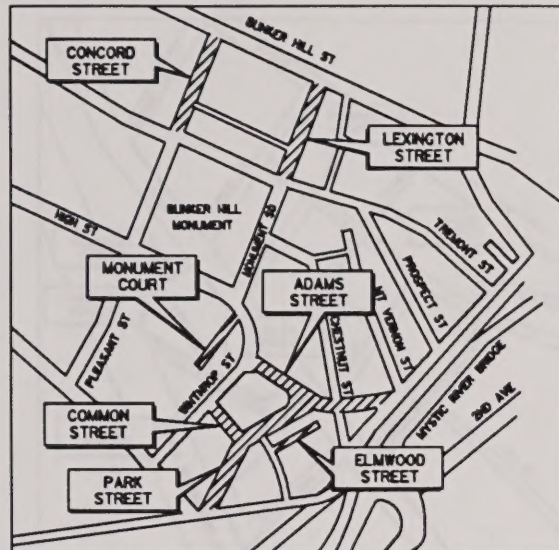
Team

Project Manager	Richard Burke
Liaison	Peter Looney
Chief Project Engineer	Bill Barbato
Consultant: Design	Edward & Kelcey
Consultant: Resident	Bryant

Cost	Estimate	Contract	Billed
Design: E&K	529,314		529,295
Res.: Bryant	292,700	298,319	107,934
Cont: Mahoney	3,872,757	3,966,401	642,416
Total	5,073,991		521,305

Funding

City Capital FY'92	4,461,600	1,115,400
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**Contract V-4 Schedule**

Funding approval	
Board approval solicitation	
Solicit RFQ	
Short list firms	
Issue RFP	
Receive proposals	
Staff recommend consultant	
Board approve consultant	
Contract signed	
Preliminary design	
50% contract documents	
Bid documents complete	
Board authorize bidding	4/19/90
Advertisement for bids	2/8/92
Bids received	2/21/92
Board award construction contract	3/12/92
Pre-construction conference	
Notice to proceed	4/21/92
Contract completion date	
Close out	

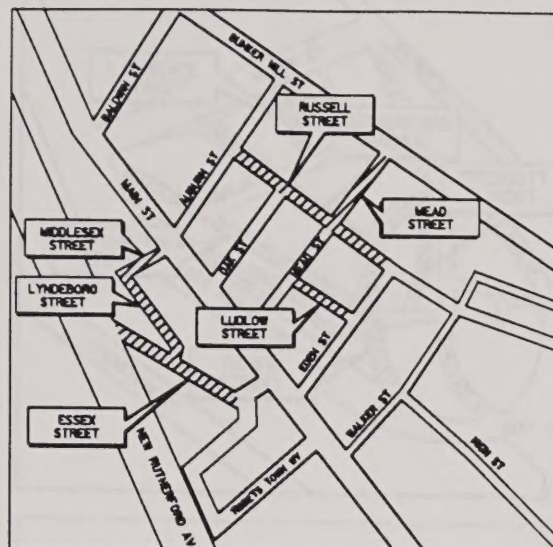
Mishawum Area Street Improvements Contract W-4

TM# 102-237

Background

Work will include street and sidewalk paving, trees, lighting and storm drain improvements. Contract W-4 provides for improvements to the following streets in the Mishawum area of Charlestown:

- Essex Street-Rutherford Ave. to Lyndeboro St.
- Ludlow Street-Mead St. to Eden Street
- Lyndeboro Street-Middlesex St. to Essex St.
- Mead Street-Russell St. to Bunker Hill St.
- Middlesex Street-Lyndeboro St. to Main St., and
- Russell Street-Auburn St. to Eden Street.

**Status****30% Construction**

On March 12, 1992, the Board awarded a contract for the complete reconstruction of 26 streets in Charlestown to the low bidder, John Mahoney Construction Company. Work proceeded throughout the spring and summer, but Mahoney's own financial difficulties left him unable to complete the job. On August 27, 1992, the bonding company, St. Paul Mercury Insurance, notified the BRA by letter that "no further contract funds are to be released . . . without the written consent and direction of St. Paul." The BRA immediately demanded that the surety bonding company settle all outstanding claims, indemnify the Authority against financial loss, and name a replacement contractor. On September 29, 1992, the bonding company, named Mario Susi & Sons, Inc. as General Contractor to complete the project. Work will resume on or about October 1, 1992, and we anticipate its completion in the fall of 1993.

Team

Project Manager	Richard Burke
Liaison	Peter Looney
Chief Project Engineer	Bill Barbato
Consultant: Design	Edward & Kelcey
Consultant: Resident	Bryant

Cost	Estimate	Contract	Billed
Design: E&K	529,314		529,295
Res.: Bryant	292,700	298,319	107,934
Cont: Mahoney	3,872,757	3,966,401	642,416
Total	5,073,991		521,305

Funding

City Capital FY'92	4,461,600	1,115,400
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Contract W-4 Schedule

Funding approval	
Board approval solicitation	
Solicit RFQ	
Short list firms	
Issue RFP	
Receive proposals	
Staff recommend consultant	
Board approve consultant	
Contract signed	
Preliminary design	
50% contract documents	
Bid documents complete	
Board authorize bidding	4/19/90
Advertisement for bids	2/8/92
Bids received	2/21/92
Board award construction contract	3/12/91
Pre-construction conference	
Notice to proceed	4/21/92
Contract completion date	
Close out	

Rutherford Avenue Area Street Improvements Contract X-2

TM# 102-238

Background

Street Improvements Contract X-2 provides for improvement to the following streets in the Rutherford Avenue Area of Charlestown:

- Devens-Main to Rutherford Avenue
- Lawrence Street-Austin St. to Union St.
- Prescott Street-Devens St. to Washington St.
- Old Rutherford Avenue-Union St. to City Square, and
- Washington Street-Austin St. to Old Rutherford Ave.

Status**30% Construction**

On March 12, 1992, the Board awarded a contract for the complete reconstruction of 26 streets in Charlestown to the low bidder, John Mahoney Construction Company. Work proceeded throughout the spring and summer, but Mahoney's own financial difficulties left him unable to complete the job. On August 27, 1992, the bonding company, St. Paul Mercury Insurance, notified the BRA by letter that "no further contract funds are to be released . . . without the written consent and direction of St. Paul." The BRA immediately demanded that the surety bonding company settle all outstanding claims, indemnify the Authority against financial loss, and name a replacement contractor. On September 29, 1992, the bonding company, named Mario Susi & Sons, Inc. as General Contractor to complete the project. Work will resume on or about October 1, 1992, and we anticipate its completion in the fall of 1993.

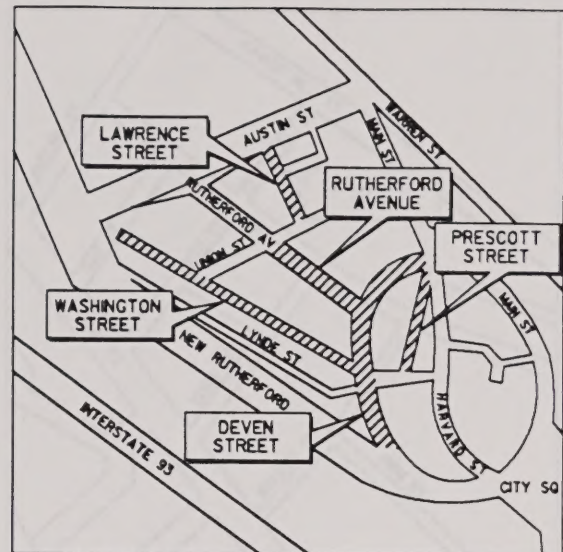
Team

Project Manager	Richard Burke
Liaison	Peter Looney
Chief Project Engineer	Bill Barbato
Consultant: Design	Edward & Kelcey
Consultant: Resident	Bryant

Cost	Estimate	Billed
Design: E&K	529,314	529,295
Res.: Bryant	292,700	298,319
Cont: Mahoney	3,872,757	3,966,401
St Contr.: Midsx.	379,220	100,031
Total	5,073,991	521,305

Funding

City Capital FY'92	1,115,400
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**Contract X-2 Schedule**

Funding approval	
Board approval solicitation	
Solicit RFQ	
Short list firms	
Issue RFP	
Receive proposals	
Staff recommend consultant	
Board approve consultant	
Contract signed	
Preliminary design	
50% contract documents	
Bid documents complete	
Board authorize bidding	4/19/90
Advertisement for bids	2/8/92
Bids received	2/21/92
Board award construction contract	3/12/92
Pre-construction conference	
Notice to proceed	4/21/92
Bonding Co. take Project	8/27/92
Bonding Co. opened bids	9/24/92
Board Approval Bond/Agmt.	10/1/92
Contract completion date	
Contractor's Release	
Consultant's Release	
Close out	

Mead Street Stairs

Background

The Mead Street stairs were rebid as a separate contract on February 21, 1992. The Middlesex Corporation was low bidder. The project includes reconstruction of the stairs known as "the forty flights" with new storm drainage and utilities. The stair railings are being reconstructed to match the original cast iron details. Street lights and trees are a part of the contract to provide security and a vista to flowering crab-apple trees in the spring.

Status

25% Construction

The old stairs, foundations, and railing systems have been removed and the new Mead Street drain and sewer mainlines have been installed under the stairs. The Middlesex Corporation has completed the reinforced concrete base slabs for the new stairs, and the new stair railings are presently under fabrication. The Contractor, over the next few weeks, will form and pour the stair sidewalls and start the new stairs themselves. The railing fabricator will coordinate with the Contractor to assure the proper fitting of the work. An additional crew is expected towards the end of October to begin the street and sidewalk reconstruction at both ends of the stairs. Thereafter, landscaping, lighting, and cleanup will be accomplished. The Contractor still plans to complete the work this construction season, weather permitting.

Team

Project Manager	Bill Adams
Liaison	Peter Looney
Chief Project Engineer	Bill Barbato
Consultant: Design	Edward & Kelcey
Consultant: Resident	Bryant

Cost	Estimate	Contract	Billed
Design: E&K			
Res.: Bryant			
Contractor: Midsx.	379,220		100,031
Total			

Funding

City Capital FY'92	400,000
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Mead Street Stairs Schedule

Funding approval	.	.	.	.	.	.
Board approval solicitation	.	.	.	.	.	.
Solicit RFQ	.	.	.	.	.	.
Short list firms	.	.	.	.	.	.
Issue RFP	.	.	.	.	.	.
Receive proposals	.	.	.	.	.	.
Staff recommend consultant	.	.	.	.	.	.
Board approve consultant	.	.	.	.	.	.
Contract signed	.	.	.	.	.	.
Preliminary design	.	.	.	.	.	.
50% contract documents	.	.	.	.	.	.
Bid documents complete	.	.	.	.	.	.
Board authorize bidding	.	.	.	.	.	4/19/90
Advertisement for bids	.	.	.	.	.	2/8/92
Bids received	.	.	.	.	.	2/21/92
Board award construction contract	.	.	.	.	.	3/12/92
Pre-construction conference	.	.	.	.	.	.
Notice to proceed	.	.	.	.	.	4/21/92
Contract completion date	.	.	.	.	.	.
Contractor's Release	.	.	.	.	.	.
Consultant's Release	.	.	.	.	.	.
Close out	.	.	.	.	.	.

St. Botolph Street

TM #105-029

Background

In response to major Back Bay development, Authority staff have worked closely with the St. Botolph Citizens' Committee and the City of Boston Department of Public Works to develop a framework for planning and implementing streetscape and traffic improvements for the St. Botolph Street neighborhood. The plan proposes the replacement of existing lighting fixtures with acorn lighting, brick sidewalks, and street trees, upgrading of alleyways, street repair and pedestrian connections to the Southwest Corridor Parkland from the cross streets.

Status

95% Complete

On August 26, 1991, final agreement was reached among the BRA, PWD and OCP for funding of the St. Botolph Street project. Construction commenced in September, 1991, and completion and closeout is expected in the Fall of 1992. The responsibility to bid and to construct these improvements was delegated to the City of Boston Department of Public Works.

Team

Manager	Paul Reavis
Neighborhood Liaison	Tom Maistros
Chief Project Engineer	Dick Hong
Associate DPW Engineer	Joe Montalto
Consultant	Fay, Spofford & Thorndike
Contractor	Mario Susi & Son

Cost	Estimate	Contract	Billed
Design/resident	127,000	127,000	123,989
Construction ¹	634,973	592,380	412,921
Total	761,973	719,380	536,910

Funding	Amount	Available	Billed
CDAG	85,000	127,000	118,048
PRUPAC ²	60,000	60,000	
OCP ³	335,770		
Total	480,770	187,000	

(1) Administered by Public Works

(2) Allocated to construction paid \$60,000 as of 12/11/91, which is the total amount available in Pru's present construction phase.

(3) OCP fund allocated to Public Works Dept. to bid and construct street.



St. Botolph Street Schedule

Funding approval	
Board approval solicitation	1/14/88
Solicit RFQ	2/12/88
Short list firms	
Issue RFP	
Receive proposals	4/28/88
Staff recommend consultant	5/20/88
Board approve consultant	6/14/90
Contract signed	10/5/88
Preliminary design	3/27/89
50% contract documents	6/14/90
Bid documents complete	8/20/90
Board authorize bidding	NA
Advertisement for bids	5/27/91
Bids received	6/13/91
DPW awarded construction	9/4/91
Pre-construction conference	8/21/91
Notice to proceed	8/21/91
Contract completion date	(10/12/92)
Contractor's Release	(12/15/92)
Consultant's Release	(2/15/93)
Close out	(2/15/93)

Blair Site

Background

On March 25, 1991, the Board authorized solicitation of proposals to provide engineering and design services for improvements to the Blair Site. The firm of Allen and Major Associates, Inc. was selected by the BRA to provide the design services. The design services were funded by a Public Works Economic Development Grant to the BRA in the amount of \$25,000. The construction improvements were funded and constructed by the MBTA with the J.F. White Construction Company as their contractor. The Massachusetts Department of Environmental Management (MDEM) provided funds to purchase trees for the Blair Site which amounted to \$7,695.

Status

Complete

The design services included field survey and plans, specifications and estimates for concrete and asphalt walkways, new trees, planting area details, curb cuts, paved parking areas (approximately 100 spaces) drainage and lighting. The MBTA's contractor, J.F. White, performed all the construction work including the planting of the trees purchased by the BRA with MDEM funds.

Team

Manager	Paul Reavis
Chief Project Engineer	William Barbato
Design Consultant	Allen & Major Associates
Construction	Funded by the MBTA
Construction Contractor	J.F. White Construction Co.
MDEM	Street Trees

Cost	Estimate	Contract	Billed
Design (A&M) ¹	25,000	25,000	25,000
Res.Eng.(MDEM) ²	NA	NA	NA
Construction ²	450,000	MBTA	450,000
Total	475,000	25,000	475,000

Funding	Amount	Available	Billed
PWED	25,000	25,000	25,000
MDEM ³	7,695	7,695	7,695
MBTA	450,000	450,000	450,000
Total	482,695	482,695	482,695

(1) Funded by PWED Grant

(2) Funded by MBTA

(3) Funded by Mass RELEAF



Blair Site Schedule

Funding approval	.	.	.	.	.	.	.	.	.
Board approval solicitation	.	.	.	.	.	.	.	.	3/27/91
Solicit RFQ	.	.	.	.	.	.	.	.	.
Short list firms	.	.	.	.	.	.	.	.	.
Issue RFP	.	.	.	.	.	.	.	.	4/17/91
Receive proposals	.	.	.	.	.	.	.	.	4/30/91
Staff recommend consultant	.	.	.	.	.	.	.	.	.
Board approve consultant	.	.	.	.	.	.	.	.	6/6/91
Contract signed	.	.	.	.	.	.	.	.	7/1/91
Preliminary design	.	.	.	.	.	.	.	.	.
50% contract documents	.	.	.	.	.	.	.	.	.
Bid documents complete	.	.	.	.	.	.	.	.	9/3/91
MBTA Change Order	.	.	.	.	.	.	.	.	9/15/91
Advertisement for bids	.	.	.	.	.	.	.	.	NA
Bids received	.	.	.	.	.	.	.	.	NA
Board award construction contract	.	.	.	.	.	.	.	.	NA
Pre-construction conference	.	.	.	.	.	.	.	.	NA
Notice to proceed	.	.	.	.	.	.	.	.	10/15/91
Contract completion date	.	.	.	.	.	.	.	.	12/15/91
Close out	.	.	.	.	.	.	.	.	10/15/92

DESIGN/CONSULTANT HIRED

Background

The Columbus County was contacted by the county in 1992 with a bid given from the Columbus County Board of Commissioners and subject was contacted by the Board of Commissioners to provide independent consultation. It was necessary to have, however, that information to develop between the Board and the independent consultant to determine the requirements of the project. The project is a multi-phase project for the construction of a new building and the construction of the building. The project is a multi-phase project for the construction of a new building and the construction of the building.

Status

20% Design

A preliminary budget of \$250,000 has been established for this project. The budget includes anticipated expenses, including labor, materials, and other services, engineering and design services, laboratory testing of materials and materials testing. The project is a multi-phase project for the construction of a new building and the construction of the building. The project is a multi-phase project for the construction of a new building and the construction of the building.

For the purpose of the project, the project is a multi-phase project for the construction of a new building and the construction of the building. The project is a multi-phase project for the construction of a new building and the construction of the building.

Team

Manager	Paul Smith
Chief Project Engineer	Bill Smith
Engineer	John Smith
General Contractor	Joe Smith

Cost	Estimate	Current	Final
Design	\$100	\$100	\$100
Construction	\$150	\$150	\$150
Total	\$250	\$250	\$250

Funding	Amount	Current	Final
State of Tennessee	\$100	\$100	\$100
County of Columbus	\$150	\$150	\$150
Total	\$250	\$250	\$250



Columbus Waterway

Funding approved	June 1992
Board approval of construction	June 1992
State of TN	June 1992
Start of work	June 1992
Location proposed	
Staff to construct construction	
Board approval of construction	June 1992
Contract signed	June 1992
Preliminary design	
20% design construction	
End of construction	
Board approval of construction	June 1992
Advancement of work	
State of TN	
Board approval of construction	
End of construction	
Project in progress	
Construction of work	

Chinatown Gate

TM# 104-804

Background

The Chinatown Gateway was constructed by the Authority in 1982, with \$335,000.00 from the Edward Ingersoll Browne Fund. Tiles, ornaments and sculpture were contributed by the Republic of China and local handling and storage contributed by the Chinese Consolidated Benevolent Association. It was impossible to foresee, however, that differences in climate between Boston and the Republic of China would soon cause the disintegration of the roof tiles, thereby creating an unsafe situation for pedestrians. Temporary repairs have been made, including the removal of all ceramic roof tiles and the installation of temporary roofing.

Status

20% Designed

A preliminary budget of \$220,000 has been established for this project. This budget covers anticipated expenses, including labor for restoration and reconstruction, engineering and design services, additional laboratory testing of materials, and consultant services. New roofing tiles and technical assistance will be donated by the Republic of China via the Coordinating Council for North American Affairs. Jung Brannen, the original consultant for the project, was selected as the consultant for the restoration process.

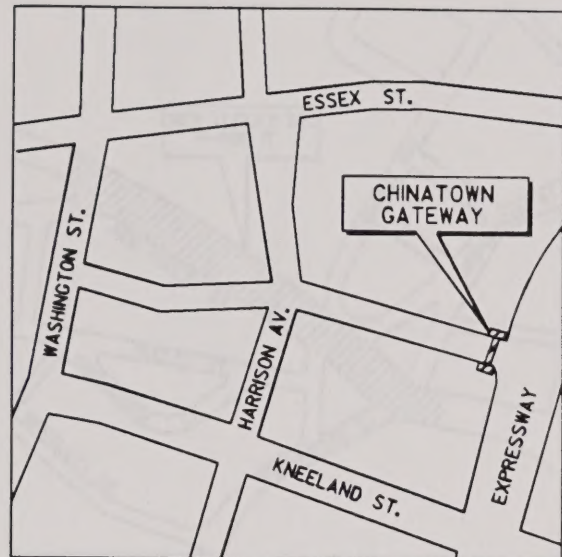
Funds for the purchase and installation of the replacement tiles will be sought from the Office of Capital Planning in its annual application period.

Team

Manager	Paul Reavis
Chief Project Engineer	Bill Barbato
Consultant	Jung Brannen
Cultural Consultant	Tso Associates

Cost	Estimate	Contract	Billed
Design	39,000	39,000	7,556
Cultural Cons.	10,000		0
Construction	220,000		0
Total	269,000		7,556

Funding	Amount	Current	Billed
City Capital FY'88/'89	135,000		
Browne Fund	35,000		
Boston Edison	50,000		
Total	220,000		



Chinatown Gate Schedule

Funding approval	June 1988
Board approval solicitation	
Solicit RFQ	July 1989
Short list firms	
Issue RFP	
Receive proposals	
Staff recommend consultant	
Board approve consultant	9/14/89
Contract signed	4/30/90
Preliminary design	
50% contract documents	
Bid documents complete	
Board authorize bidding	4/20/91
Advertisement for bids	
Bids received	
Board award construction contract	
Pre-construction conference	
Notice to proceed	
Contract completion date	
Close out	

New Dudley Street Phase II

TM# 110-114

Background

New Dudley Phase II represents the missing link of approximately 1,000 feet of roadway between New Dudley Street Phase I and the Washington Street Dudley Terminal Area. Federal/State funds will be the source for the acquisition, relocation, demolition, and construction of this roadway.

Status

90% Designed

An amendment to the design contract was approved by the Board on May 10, 1990. Funds will be sought through OCP. The Phase II Archaeological survey was completed and approved by the Mass Historical Commission for 106 Review. An MOA has been signed, agreeing to the impacts of the project and allowing it to proceed. MDPW will file ENF for the project. Construction of New Dudley Street is dependent upon the new Dudley Square Post Office. The target date for the street work is Spring 1993, with responsibility for the bidding and actual construction resting with the Massachusetts Department of Public Works.

Team

Manager	Bill Barbato
Consultant	Green International

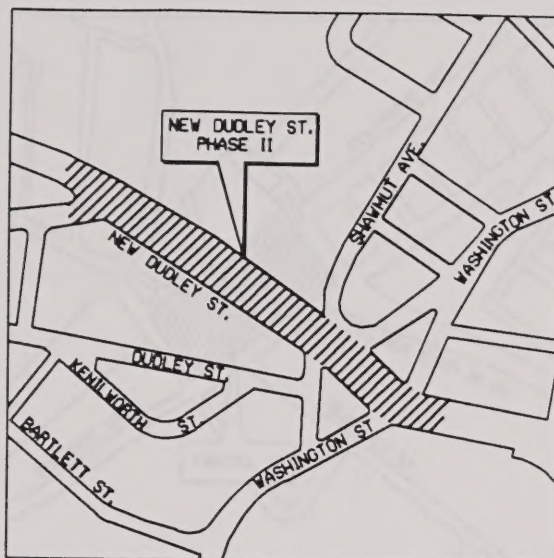
Cost	Estimate	Contract	Billed
Design	120,000	130,385	97,612
Construction ¹	2,161,862	NA	0
Total		130,385	97,612

Funding	Original	Current	Billed
City Capital	120,000		88,912
Total	120,000		88,912

(1) To be bid and funded by Mass. Dept. of Public Works. Estimated as follows:

MHD \$1,956,212

BWSC \$205,650



New Dudley Street Phase II Schedule

Funding approval	June 1989
Board approval solicitation	
Solicit RFQ	
Short list firms	
Issue RFP	
Receive proposals	
Staff recommend consultant	
Board approve consultant	4/15/87
Contract signed	7/11/89
Preliminary design	
75% contract documents	2/15/90
Bid documents complete	(11/15/92)
Turn over to MDPW	(12/1/92)
MHD Bids Project	(1/15/93)
Advertisement for bids	(2/15/93)
Bids received	(3/15/93)
Board award construction contract	NA
Pre-construction conference	(4/15/93)
Notice to proceed	(4/30/93)
Contract completion date	(7/30/94)
Contractor's Release	(9/15/94)
Consultant's Release	(11/15/94)
Close out	(12/15/94)

Parcel 18 \Ruggles Center

TM# 110-116

Background

Parcel 18 and Kingston/Bedford are linked as development sites in the first parcel to parcel linkage project. This \$500 million development will provide economic benefits to Roxbury and Chinatown. The Parcel 18 Plaza will consist of a central plaza with fountain, brick paving with granite feature strips, trees, art work, lighting and special seating. The site work will be provided by the city to encourage development of this new office center in Roxbury.

Status

95% Designed

The Office of Capital Planning budgeted \$2,010,000 as the total amount the city would allocate for capital improvements for this project. On June 28, 1990, the Halvorson Company was approved as the design consultant. Halvorson has proceeded with design plans for the public plaza area. The developer held a groundbreaking in the initial phase of Ruggles Center during the first quarter of 1992. A final agreement on funding the public improvements has been signed by the BRA, OCP and the developer. Ground was broken in July, 1992, for the initial phase of the project, the new head quarters for the Registry of Motor Vehicles.

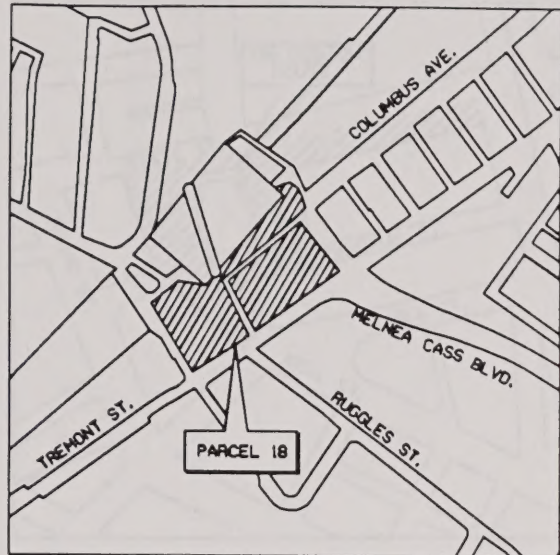
Team

Manager	Paul Reavis
Chief Project Engineer	Bill Barbato
Design Consultant	Halvorson

Cost	Estimate	Contract	Billed
Design	240,000	120,000	59,372
Construction	1,770,000	0	0
Total	2,010,000	120,000	59,372

Funding	Original	Current	Billed
City Capital ¹	2,010,000	2,010,000	0
Total	2,010,000	2,010,000	0

(1) Agreement signed to transfer project design and construction funds to developer, MET Structures.



Parcel 18 Plaza Schedule

Funding approval	June 1989
Board approval solicitation	1/18/90
Solicit RFQ	
Short list firms	
Issue RFP	
Receive proposals	
Staff recommend consultant	
Board approve consultant	6/28/90
Contract signed	7/1/91
Preliminary design	11/31/91
50% contract documents	7/15/92
Bid documents complete	9/11/92
MET Change Order	1/24/93
Preconstruction conference	(2/15/92)
Notice to proceed	(3/15/92)
Contract completion date	(1/30/94)
Close out	4/30/94)

Custom House Site Improvements

TM# 104-444

Background

Proposed site improvements are critically important to complement the restoration being undertaken of the Custom House Tower. Boston's most prominent landmark building will become a first-class hotel and restaurant. City Capital was requested to support the project, as the extensive restoration required by City and State preservation agencies impose an already heavy financial burden upon the redeveloper. Work will include brick and granite paving, bollards to match those existing at the adjacent Jenney Park, and exterior stabilization of the tower.

Status

5% Design

On July 28, 1990, the Beal Company was granted tentative designation for the restoration of the Custom House. The Custom House is viewed as a critical and visible element in continuing the vitality of the city's economy. Request for Qualification responses for design services were received by the Authority on September 12, 1991. On March 12, 1992, the Board awarded a contract for survey and design services relative to the supporting public improvements to Pressley Associates. (Authority staff will coordinate site and other improvements with the development team and other relevant public agencies, in order to maximize the use of available public funds and facilitate this historic rehabilitation effort).

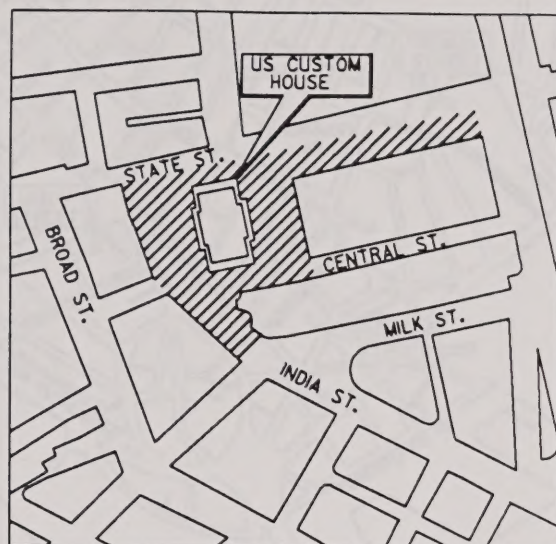
Team

Manager	Paul Reavis
Chief Project Engineer	Bill Barbato
Design	Pressley Associates

Cost	Estimate	Contract	Billed
Design ¹	198,000	121,000	6,222
Construction	1,483,000	0	0
Total	1,681,000	121,000	6,222

Funding	Original	Current	Billed
City Cap. FY'92	1,681,000	121,000	5,600
Total			

(1) Current contract scope \$121,000



Custom House Site Improvements Schedule

Funding approval	June 1989
Board approval solicitation	4/5/90
Solicit RFQ	4/24/91
Short list firms	7/15/91
Issue RFP	8/23/91
Receive proposals	9/12/91
Staff recommend consultant	3/3/92
Board approve consultant	3/12/92
Contract signed	6/4/92
Preliminary design	
50% contract documents	
Bid documents complete	
Board authorize bidding	
Advertisement for bids	
Bids received	
Board award construction contract	
Pre-construction conference	
Notice to proceed	
Contract completion date	
Close out	

Charlestown: Union, Tremont & Winthrop

TM #

Background

Through the community review process for the Charlestown Streets project, the BRA understood the concerns that several streets should be added for reconstruction. In November, 1992, the BRA requested City Capital funding for Tremont, Winthrop, and Union Streets.

Status**25% Design**

Through a request for proposals process the BRA selected Bryant Associates on March 12, 1992, to design the three additional streets. A series of community meetings are to be scheduled to receive design input.

Team

Manager	Paul Reavis
Liaison	Richard Burke
Chief Project Engineer	Bill Barbato
Engineering Consultant	Bryant Associates

Cost	Estimate	Contract	Billed
Design	71,948	71,948	4,051
Construction	1,100,000 ⁽¹⁾	0	0
Resident Eng	49,396	49,396	0
Total	1,221,344	121,344	0

Funding	Original	Current	Billed
City Cap. FY'92	985,520		0
Total			

(1) Includes BWSC portion of the project

**Tremont, Winthrop, and Union Sts. Schedule**

Funding approval	2/3/92
Board approval solicitation	
Solicit RFQ	
Short list firms	
Issue RFP	2/7/92
Receive proposals	2/26/92
Staff recommend consultant	
Board approve consultant	3/12/92
Contract signed	(5/8/92)
Preliminary design	(11/15/92)
50% contract documents	(1/15/93)
Bid documents complete	(3/1/93)
Board authorize bidding	(3/15/93)
Advertisement for bids	(4/1/93)
Bids received	(5/1/93)
Board award construction contract	(5/15/93)
Pre-construction conference	(5/21/93)
Notice to proceed	(5/25/93)
Contract completion date	(12/1/93)
Contractor's Release	(2/15/94)
Consultant's Release	(3/15/94)
Close out	(4/15/94)

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Program Development

CNY Pier 4 Repairs

Background

Given the Commonwealth of Massachusetts' limited financial resources, it appeared unlikely that the Department of Environmental Management (DEM) would be able to advance funds necessary for the planned reconstruction of Pier 3 in the Charlestown Navy Yard. Remaining funds from the original 1985 BRA-DEM agreement were redirected to adjacent Pier 4, for the benefit of the Courageous Sailing Center's public programs. The planned repair for the Center include new lighting, security, and sanitary systems, upgrades to the public docks and a much needed expansion of this much heralded sailing program for Boston's young people.

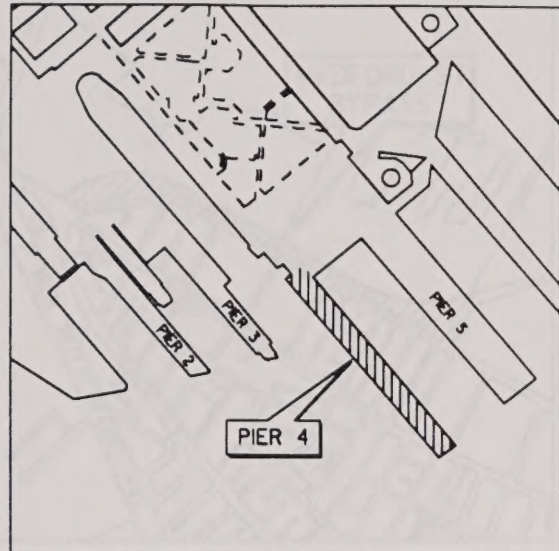
Status

Repairs Underway

The tall ships visit to Boston on July 11, 1992, prompted initial work on Pier 4. The water main has been replaced and steel panels have been added to the light tower at the end of the pier. The next steps will involve repair and replacement of the sewer line and improvements for security of the Sailing Center building.

Funding	Original	Current	Billed
DEM	82,180 ¹	82,180	0
OCP	65,854 ²	65,854	0
DEM	985,520		0
Total			0

^{1&2} Balance forwarded from Pier 3 funding



CNY Pier 4 Schedule

Funding approval	.	.	.	.	.	.	.	.	.
Board approval solicitation	.	.	.	.	.	.	.	.	.
Solicit RFQ	.	.	.	.	.	.	.	.	.
Short list firms	.	.	.	.	.	.	.	.	.
Issue RFP	.	.	.	.	.	.	.	.	.
Receive proposals	.	.	.	.	.	.	.	.	.
Staff recommend consultant	.	.	.	.	.	.	.	.	.
Board approve consultant	.	.	.	.	.	.	.	.	.
Contract signed	.	.	.	.	.	.	.	.	.
Preliminary design	.	.	.	.	.	.	.	.	.
50% contract documents	.	.	.	.	.	.	.	.	.
Bid documents complete	.	.	.	.	.	.	.	.	.
Board authorize bidding	.	.	.	.	.	.	.	.	.
Advertisement for bids	.	.	.	.	.	.	.	.	.
Bids received	.	.	.	.	.	.	.	.	.
Board award construction contract	.	.	.	.	.	.	.	.	.
Pre-construction conference	.	.	.	.	.	.	.	.	.
Notice to proceed	.	.	.	.	.	.	.	.	.
Contract completion date	.	.	.	.	.	.	.	.	.
Close out	.	.	.	.	.	.	.	.	.

CNY Haul Road

TM#102-193

Background

The BRA has proposed, as part of the Navy Yard Masterplan, the construction of a By-pass Road along a little used rail bed in Charlestown. The Medford Street "Haul Road" is planned to divert heavy traffic away from City Square and the residential center of Charlestown toward Sullivan Square and the Interstate Highway System.

Status**Program Development**

Bruce Campbell Associates was selected as a consultant in January of 1990 to provide a feasibility study. The contract has been expanded from its original scope, which was to determine the feasibility of such a by-pass road. With that feasibility now determined, we have shifted plans on how the bypass roadway would effect existing conditions along the railbed, the Schrafft Center and on towards the Route 93 connection. These plans have also been reviewed by the community as part of an ongoing process.

Team

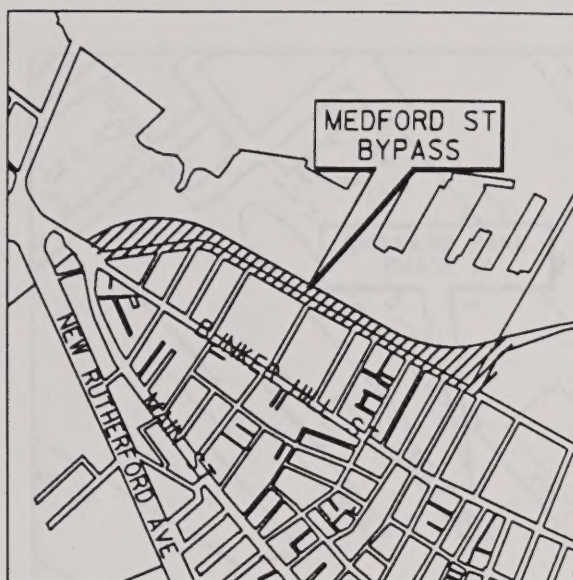
Manager	Paul Reavis
Chief Project Engineer	Bill Barbato
Consultant	Bruce Campbell Associates

Cost	Estimate	Contract	Billed
Feasibility:B.Campbell	72,000	72,000	64,090
Haul Rd. Design ²	550,000	0	0
Construction ¹	5,500,000	0	0
Total	5,472,000	72,000	64,090

Funding	Original	Current	Billed
BRA	49,396	64,090	0
Total			0

¹ There are no costs reflected herein for Land acquisitions, building demolition, improvements to Terminal St. and the adjacent parking lots.

² \$5,400,000 required to find design and construction.

**CNY Haul Road Schedule**

Funding approval	1/15/90
Board approval solicitation	1/15/90
Solicit RFQ	NA
Short list firms	NA
Issue RFP	NA
Receive proposals	NA
Staff recommend consultant	1/15/90
Board approve consultant	1/15/90
Contract signed	1/25/90
Preliminary design	
50% contract documents	
Bid documents complete	
Board authorize bidding	
Advertisement for bids	
Bids received	
Board award construction contract	
Pre-construction conference	
Notice to proceed	
Contract completion date	
Close out	

CNY Pier 3 (Shipyard Park Phase IV - Pier 3 Extension)

Background

The Phase IV development program features the reconstruction of Pier 3 to its original length of 850 feet. Upon completion, Pier 3 will be devoted to 100% public use including public docking and the museum boats of New England Historic Seaport. The extended pier would allow for an International Port of Call for visiting Tall Ships.

Status Stopped at 30% Design

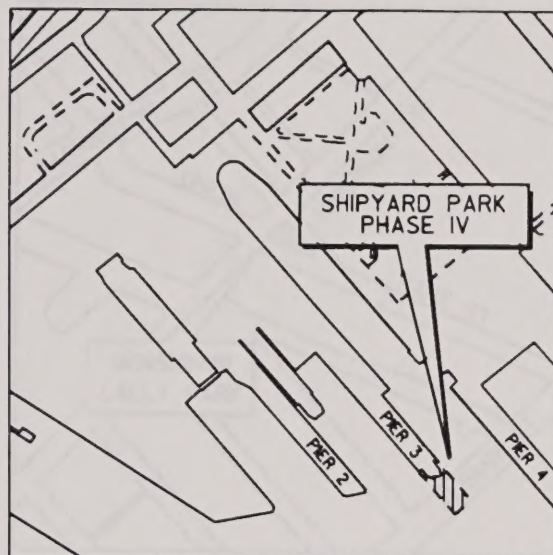
Preliminary engineering estimates indicate the cost of the project to be approximately \$3,575,000. Staff is continuing with program development and identification of potential funding sources. Bryant Associates was selected as the consultant for the project. Soil borings and existing conditions are now complete and preliminary design is underway. Bryant Associates is also designing repairs for the damage done to Pier 4, with an eye towards the needed stabilization of the existing pier.

Team

Manager	Paul Reavis
Chief Project Engineer	Bill Barbato
Consultant	Bryant Associates

Cost	Estimate	Contract	Billed
Design:Bryant	229,000	229,000	76,966
Construction	3,575,000	0	0
Total	3,804,000	229,000	76,966

Funding	Original	Current	Billed
DEM	112,500	30,320	29,320
OCP	112,500	46,646	46,646
Total	225,000	76,966	75,966



Shipyard Park Pier 3 Schedule

Funding approval	.	.	.	.	.
Board approval solicitation	.	.	.	.	10/8/87
Solicit RFQ	.	.	.	.	1/14/88
Short list firms	.	.	.	.	3/18/88
Issue RFP	.	.	.	.	10/20/88
Receive proposals	.	.	.	.	11/21/88
Staff recommend consultant	.	.	.	.	.
Board approve consultant	.	.	.	.	1/26/89
Contract signed	.	.	.	.	2/24/89
Preliminary design	.	.	.	.	11/15/90
50% contract documents	.	.	.	.	.
Bid documents complete	.	.	.	.	.
Board authorize bidding	.	.	.	.	.
Advertisement for bids	.	.	.	.	.
Bids received	.	.	.	.	.
Board award construction contract	.	.	.	.	.
Pre-construction conference	.	.	.	.	.
Notice to proceed	.	.	.	.	.
Contract completion date	.	.	.	.	.
Close out	.	.	.	.	.

Monsignor Lally Park

TM# 106-221/106-165

Background

The park contains two of the largest and finest specimens of English Elms in the Boston area.

Status**25% Design**

The fence restoration and brick sidewalks were completed as a part of the E-2 Contract. Currently, the artists work with the Archdiocese studying the foundation conditions at the park to determine the best solution to protect the grand English Elm trees.

Team

Manager	Shirley Muirhead
Chief Project Engineer	William Barbato
Consultant	FST/Moriece & Gary
Contractor	

Cost	Estimate	Current	Billed
------	----------	---------	--------

Design Moriece & Gary

Design FST

Resident Engineer

Construction

Total

Funding

Private Arch Diocese

Total

**Monsignor Lally Park Schedule**

Funding approval	.	.	.	.	.	.	.	.	.
Board approval solicitation	.	.	.	.	.	.	.	.	.
Solicit RFQ	.	.	.	.	.	.	.	.	.
Short list firms	.	.	.	.	.	.	.	.	.
Issue RFP	.	.	.	.	.	.	.	.	.
Receive proposals	.	.	.	.	.	.	.	.	.
Staff recommend consultant	.	.	.	.	.	.	.	.	.
Board approve consultant	.	.	.	.	.	.	.	.	.
Contract signed	.	.	.	.	.	.	.	.	.
Preliminary design	.	.	.	.	.	.	.	.	.
50% contract documents	.	.	.	.	.	.	.	.	.
Bid documents complete	.	.	.	.	.	.	.	.	.
Board authorize bidding	.	.	.	.	.	.	.	.	.
Advertisement for bids	.	.	.	.	.	.	.	.	.
Bids received	.	.	.	.	.	.	.	.	.
Board award construction contract	.	.	.	.	.	.	.	.	.
Pre-construction conference	.	.	.	.	.	.	.	.	.
Notice to proceed	.	.	.	.	.	.	.	.	.
Contract completion date	.	.	.	.	.	.	.	.	.
Close out	.	.	.	.	.	.	.	.	.

South Station Air Rights - Phase I

Background

This is a three phase BRA-MBTA joint venture which will provide an intermodal transportation center with a mixed use air rights development above the station. The BRA conveyed title to the MBTA in 1979 retaining ownership of the air rights. OCP made \$700,000 available in FY'83 for Phase I. OCP funds budgeted for Fiscal Year 1983 have been rescinded and no City Capital exists. Foundations for the air rights are funded by the EOTC and UMTA.

Status

Program Development

Phase I which is in construction includes:

- rehabilitation and expansion of the Headhouse,
- construction of the Great Space Concourse,
- reconstruction of the tracks and platforms,
- construction of foundations for the total project including Air Rights program.

Phase I Construction was completed in October of 1989. Phase II of the project includes construction of a regional bus station and structural components to support the air rights development. The contract for the second Phase was awarded to Perini Construction in September, 1992.

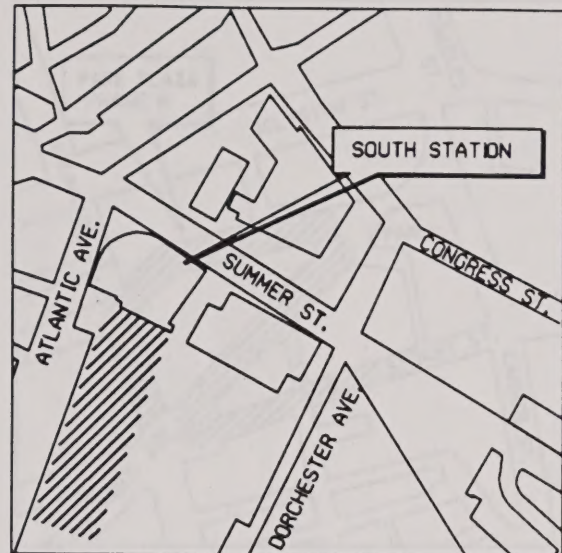
Team

Manager	Paul Reavis
Chief Project Engineer	Bill Barbato
Consultant	Parsons, Brinckerhoff, Q. & D.
Contractor	Perini Construction

Cost	Estimate	Contract	Billed
Construction	5,070,000	0	3,202,193
Total	5,070,000	0	3,202,193

Funding

City Cap. FY'83/89	0	(-700,000)
EOTC	1,600,000	
EDA	0	(-650,000)
UMTA	0	3,000,000
MBTA	400,000	
Total	5,000,000	



South Station Air Rights - Phase I Schedule

Funding approval	7/25/84
Board approval solicitation	
Solicit RFQ	
Short list firms	
Issue RFP	
Receive proposals	
Staff recommend consultant	2/9/84
Board approve consultant	2/9/84
Contract signed	
Preliminary design	
50% contract documents	
Bid documents complete	
Board authorize bidding	
Advertisement for bids	10/10/83
Bids received	2/10/84
Board award Construction contract	4/24/84
Pre-construction conference	11/10/83
Notice to proceed	4/30/84
Contract completion date	
Close out	

Park Plaza Phase III

Background

The work for Phase III of the Park Plaza Urban Renewal Project consists of the redevelopment of the area between Park Plaza Hotel and the Motormart Garage. The last development Parcel 1A adjacent to this site has been designated. The Developer's plan will greatly impact Phase III.

Status

Program Development

The scope of this project is currently being reconsidered with the delay of the Pavilion project. At present, the BRA staff is studying a reduced project that will improve the streetscape adjacent to the Statler Office Building along a section of Columbus Avenue.

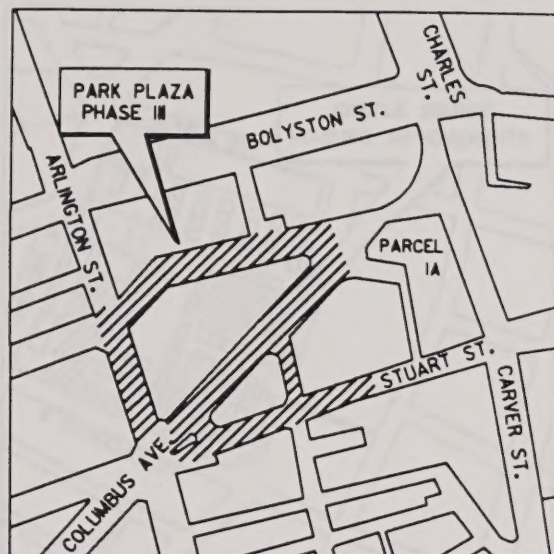
Team

Manager	Paul Reavis
Chief Project Engineer	Bill Barbato

Cost	Estimate	Contract	Billed
Design	200,000	0	0
Construction	1,800,000	0	0
Total	2,000,000	0	0

Funding

City Cap. FY'86/89	2,010,000
Total Phases III	2,010,000

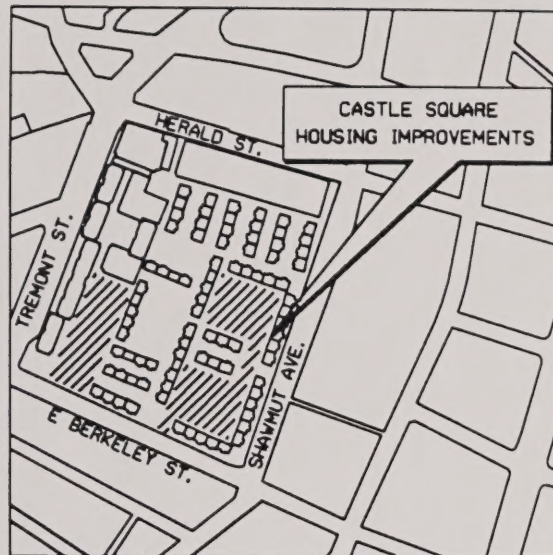


Castle Square

TM#

Background

Castle Square is a five hundred unit affordable housing development in the South End. With the project's original financing mechanism about to expire and the obvious need for major capital improvements, concerns were raised regarding the future of Castle Square as well maintained and affordable housing. The Authority was instrumental in negotiating an agreement authorizing the transfer of Castle Square to Trebbershaw Limited Partnership, whose general partners include an affiliate of the Winn Development Company and the Castle square Tenant's Organization. The BRA will use \$2,000,000 in public funds to leverage \$16,000,000 in major repairs and improvements by the new owners to the housing units and the streets, sidewalks, and surrounding public areas. Affordable housing will thus be maintained over the short run, with the long range goal of cooperative ownership of Castle Square by the tenants.



Status

Program Development

On May 31, 1990, the BRA Board of Director's authorized the transfer of Castle Square to Trebbershaw Limited Partnership. Included in the Board's action was funding through the Office of Capital Planning for repairs and improvements to Paul Place, Millicent Way, Village Court, Emerald Court, Castle Court and surrounding public areas. These repairs will be carried out by Trebbershaw, with reimbursements from the BRA upon receipt and approval of certified expense. Work is expected to commence at Castle Square in the fall of 1992.

Funding	Budget	Billed
City Cap. FY'92	2,000,000	

(1) Currently listed as a Public Works Department Project.

